

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, April 1, 2024, 6:30 p.m.
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL

6:30 p.m.

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward

Jim Preschlack, Alderman Third Ward

Joseph R. Waldeck, Alderman First Ward

Ara Goshgarian, Alderman Third Ward

Edward U. Notz, Jr., Alderman Second Ward

Eileen Looby Weber, Alderman Fourth Ward

John Powers, Alderman Second Ward

Richard Walther, Alderman Fourth Ward

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. Arbor Day Proclamation

A copy of the Proclamation can be found on **page 16**

2. COMMENTS BY CITY MANAGER

A. Forest Park Boardwalk Construction Update

- Byron Kutz, P.E., Superintendent of Engineering

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of March 18, 2024, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 17**.

COUNCIL ACTION: Approval of March 18, 2024, City Council Meeting Minutes

2. Approval of the Check Register for the Period of February 24 – March 22, 2024

STAFF CONTACT: *Elizabeth Holleb, Finance Director (847-810-3612)*

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register for February 24 - March 22, 2024

	Fund	Invoice	Payroll	Total
101	General	620,985	1,834,639	2,455,624
501	Water & Sewer	43,110	202,893	246,003
220	Parks & Recreation	99,816	380,716	480,532
311	Capital Improvements	736,223		736,223
202	Motor Fuel Tax	71,005		71,005
230	Cemetery	10,026	41,005	51,030
210	Senior Resources	12,434	30,563	42,997
510	Deerpath Golf Course	11,470		11,470
601	Fleet	80,997	62,189	143,186
416 - 434	Debt Funds			0
248	Housing Trust	5,326		5,326
201	Park & Public Land	17,028		17,028
	All other Funds	633,746	181,950	815,695
		\$2,342,164	\$2,733,955	\$5,076,120

The subtotal denoted "All other Funds" includes \$416,085 in medical/dental plan expenses in the Self Insurance Fund.

COUNCIL ACTION: Approval of the Check Register for the Period of February 24 – March 22, 2024

3. Approval of a Resolution Reallocating 2024 Volume Cap to the Village of Buffalo Grove, Illinois

STAFF CONTACT: Elizabeth Holleb, Finance Director (847-810-3612)

PURPOSE AND ACTION REQUESTED: Staff requests approval of a resolution reallocating the City's 2024 private activity bond volume cap to the Village of Buffalo Grove, Illinois for the private activity bond clearinghouse (PABC) pool.

BACKGROUND/DISCUSSION: The Federal Tax Reform Act of 1986 imposes a limit on the aggregate amount of "tax exempt private activity" bonds (also known as volume cap) that can be issued by a State. Pursuant to these federal regulations, the State of Illinois has developed a formula by which the State ceiling is allocated among governmental units in the State having authority to issue such bonds.

The Illinois Private Activity Bond Allocation Act provides that a home rule unit of government is allocated an amount equal to \$125 multiplied by its estimated population, which for Lake Forest in calendar year 2024 is \$2,406,500 (19,252 x \$125). By May 1, 2024, the City must take action to grant, reserve or transfer its allocation, or the amount is reserved by the Governor's Office for a pool. The City may transfer its allocation to any other home rule unit of government, the State of Illinois or any agency of the State.

This year, the City has received one request (**page 20**) to transfer its volume cap, as follows:

Organization	Proposed Use	Amount of Transfer Fee
Village of Buffalo Grove (Lake County Partners)	Private Activity Bond Clearinghouse	0.5% or \$12,032.50*

* Paid upon issuance of bonds utilizing the allocated volume cap

Home rule units are not prohibited from charging a fee for transferring their cap. In prior years when economic conditions were more favorable, home rule units were able to induce developers to pay a higher transfer fee than that offered by Lake County Partners. In recent years, however, fewer developers have sought the volume cap due to low interest rates and declines in development activity.

Because the volume cap amount for most municipalities is too small to assist with eligible projects, Lake County Partners created the Clearinghouse in 2000 as a way for Lake County communities to pool their cap and make best use of the allocation locally. Lake County Partners reports that in the past several years, they have seen little activity in the private activity bond market. Since its inception, the clearinghouse has funded nearly \$200 million in local projects, including the construction of 360,000 square feet of new manufacturing space, creation of 648 new manufacturing jobs, renovation of 1,600 multi-family dwelling units, purchase of an estimated 251 homes by "first-time homebuyers", expansion of a Montessori School, and construction of a new solid waste disposal "cell".

This is the 19th year under home rule status that the City has been allocated volume cap. The City has transferred its volume cap to Buffalo Grove for the past seventeen (17) years. To date, fee income of \$8,574.78 has been received.

BUDGET/FISCAL IMPACT: Upon issuance of bonds utilizing the City's volume cap, a transfer fee payment of .5% would be due to the City. Should the entire 2024 allocation be utilized by the pool, the City would receive \$12,032.50.

COUNCIL ACTION: Approval of a Resolution (**page 21**) Reallocating 2024 Volume Cap to the Village of Buffalo Grove, Illinois.

4. Request to Waive Bid Process and Consider Approval to Purchase a Replacement Core Data Switch, Installation Services, and Maintenance from Heartland Business Systems in the amount of \$38,897.43

STAFF CONTACT: *Cameron Burrell, Assistant Director of IT (847-810-3598)*

PURPOSE AND ACTION REQUESTED: Staff requests approval to expend funds identified in the capital improvement program and procure from Heartland Business Systems replacement hardware of the Public Safety data switches and a one-year maintenance subscription.

BACKGROUND/DISCUSSION: The Public Safety core switch is responsible for distributing network resources to provide access for Public Safety and Recreation to the internet (SharePoint, OneDrive, Email, and Internet Browsing), access to the City's data servers (Financial System, file storage, department specific programs, etc.), and Police and Fire access to Dispatch Servers for New World and State hosted programs. The Public Safety core switch is also used for disaster recovery to provide business continuity in the event of a loss of communication to Municipal Services

Public Safety's current switches has been in use since 2009, and while still supported by the manufacturer, procuring replacement parts is becoming increasingly difficult due to age. The replacement of these switches will provide increased redundancy and minor speed improvements compared to the City's existing technology.

PROJECT REVIEW/RECOMMENDATIONS: Three quotes were received as summarized below:

Vendor	Amount Quoted
Heartland Business Systems	\$38,897.43
SHI	\$34,043.00
Sentinel Technologies	\$30,219.00

BUDGET/FISCAL IMPACT: The total project expense for the Core Switch Replacement reflects product procurement, usage licensing, configuration, installation, and one year of maintenance and support. SHI and Sentinel Technologies did not include services such as configuration and installation in their quote, while Heartland Business Systems did include services. It is believed that had these additional configuration/installation services been provided, Heartland Business Systems would have been the most cost-effective option. Overall, it is in the opinion of the City's IT department that Heartland Business Systems would be the best fit for this project, considering the familiarity with our network and the satisfaction we've experienced with their work previously.

Has City staff obtained competitive pricing for proposed goods/services? **Yes**

Since the project cost exceeds \$25,000, staff is seeking a waiver of the bid requirement pursuant to Administrative Directive 3-5, Section 6.2 Waiver of Procedures (requires 2/3 vote).

Below is an estimated summary of Project budget:

FY2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Capital 101-1303-466.66-11	\$56,292.62	\$38,897.43	Y

COUNCIL ACTION: Request to Waive Bid Process and Consider Approval to Purchase a Replacement Core Data Switch, Installation Services, and Maintenance from Heartland Business Systems in the amount of \$38,897.43

5. Request to Waive Bid Process and Consider Approval of a Three-Year Agreement with GovernmentJobs.com for NeoGov Human Resources Management System Software Maintenance in the amount of \$105,804.65.

STAFF CONTACT: Jim Shaw, Director of Innovation and Technology (847-810-3590)

PURPOSE AND ACTION REQUESTED: Staff is requesting City Council approval to enter into a three (3) year agreement with GovernmentJobs.com for providing NeoGov Human Resource Management software which includes maintenance services and licensing.

BACKGROUND/DISCUSSION: NeoGov has been providing The City of Lake Forest with human resources management software for recruiting, employee onboarding, and performance management since initial implementation in 2013. Since its initial inception, the City has been increasing utilization of the additional product offerings within NeoGov. This system is one of the largest software systems to support internal City operations.

BUDGET/FISCAL IMPACT: Per the initial agreement, annual license fees may be increased according to the Consumer Price Index (CPI-U). This service of support can only be provided by NeoGov.

In FY22, our annual cost for our usage of NeoGov was \$20,532. In FY23, Human Resources utilized capital funding to add new modules and hardware to our NeoGov offerings which totaled \$31,107. The approval of the next three years of NeoGov services and maintenance will allow us to continue to utilize these offerings at an 8% increase year over year.

Has City staff obtained competitive pricing for proposed goods/services? **No**
Since the cost exceeds \$25,000, staff is seeking a waiver of the bid requirement pursuant to Administrative Directive 3-5, Section 6.2 Waiver of Procedures (requires 2/3 vote).

FY2025 Funding Source	Account Number	Amount Budgeted	Amount Requested	Budgeted? Y/N
IT Operating	101-1315-415-43-37	\$32,098.35	\$30,581.56	Y

Costs for Years 2 and 3 of the agreement will be included in the annual budget.

COUNCIL ACTION: Request to Waive Bid Process and Consider Approval of a Three-Year Agreement with GovernmentJobs.com for NeoGov Human Resources Management System Software Maintenance in the amount of \$105,804.65

6. Request to Waive Bid Process and Consider Approval of the purchase of new Cisco UCS Blades for Virtual Machine Computing from Heartland Business Systems in the amount of \$34,938.90.

STAFF CONTACT: *Cameron Burrell, Assistant Director of IT, 847-810-3598*

PURPOSE AND ACTION REQUESTED: Staff requests approval to purchase new Cisco UCS server blades to replace end of life hardware.

BACKGROUND/DISCUSSION: In the winter of 2023, while performing upgrades of the system that handles all virtual servers, internal staff found that hardware for the servers was approaching end-of-life. The device has an end of life as of February 29th, 2024, and a replacement is needed in order to maintain support. The City's IT department reached out to several vendors to choose the best path forward for this project and assess what the best course of action was.

In March 2024, the IT Department evaluated product offerings of similar size and functionality. It was determined that an in-place replacement of the Cisco UCS server blades is in the best interests of the City due to the current system meeting or exceeding performance and functionality expectations. The Cisco UCS blades are responsible for the entire virtual server environment including BS&A ERP System, Fire records management system, RecTrac, the LF Now app database, and other critical systems.

BUDGET/FISCAL IMPACT: On January 26, 2024, City staff received a proposal from three vendors for the Cisco UCS Blade replacement.

Vendor	Amount Quoted
Heartland Business Systems	\$34,938.90
SHI	\$28,719.00
Sentinel	\$46,802.00

Has City staff obtained competitive pricing for proposed goods/services? **Yes**

Since the project cost exceeds \$25,000, staff is seeking a waiver of the bid requirement pursuant to Administrative Directive 3-5, Section 6.2 Waiver of Procedures (requires 2/3 vote).

While the City's IT department recognizes the lowest quote provided by SHI, SHI did not include services provided for installation and configuration. The City's IT department feels it is in the best interest of the City to go with Heartland Business Systems for this project. We have found that they have performed superior, detailed work for us in the past and will continue to do so with this project.

Below is an estimated summary of Project budget:

FY2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
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IT Capital 101-1303-466.66-11	\$36,000.00	\$34,938.90	Y
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COUNCIL ACTION: Request to Waive Bid Process and Consider Approval of the purchase of new Cisco UCS Blades for Virtual Machine Computing from Heartland Business Systems in the amount of \$34,938.90

7. Approval to Award a One-Year Contract for Recreation Department Program Bussing Services to Safeway.

STAFF CONTACT: Anthony Anaszewicz, Athletics Program Manager (847-810-3945)
Ken Pierini, Athletics Program Supervisor (847-810-3943)

PURPOSE AND ACTION REQUESTED: The Parks & Recreation Board requests approval to award a one-year contract for Recreation Department program bussing service to Safeway.

BACKGROUND/DISCUSSION: Under the City's financial policies and to lower operational costs for various Recreation Department programming, the bus transportation needs were put through the formal bid process in February 2024 for a one-year bussing contract. The City of Lake Forest's bussing needs include the usage of school busses throughout the year by the Parks & Recreation Department for summer camps and various other programs and events. All Stars & Beyond Day Camp, and McCormick Day Camp will feature morning and afternoon transportation for the convenience of our residents. Staff plan for five to six routes to cover the number of stops required by registration however may have to increase or decrease the number of busses needed based on actual registration and route length. Both camps, with the inclusion of TWIGS Day Camp also feature shuttles to and from their campsites to Forest Park Beach and Lake Forest High School for swimming, as well as weekly field trips to various locations around the north shore. Other Recreation programs including dance and squash, also utilize bussing for transportation to meets, competitions and performances throughout the year.

Public notice to solicit bids was provided on February 20, 2024, with a bid opening date of March 6, 2024. The chosen timetable was driven by the summer camp schedule to prepare for the upcoming camp programs. Staff received three bids with the pricing in the table below.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Park & Recreation Board	3/19/2024	Approval of staff recommendation

BUDGET/FISCAL IMPACT: Funding for camp program's is a Parks & Recreation Department program expense and is budgeted in the programs annual operating budget. This cost of bussing is covered by program fees associated with the various programs. The amount requested may vary dependent on the fluctuation of registration numbers, which impacts the number of busses required for any given service type.

Staff received three bids with the pricing in the table below. Staff recommend awarding the one-year contract to Safeway based on the lowest bid price and references. This will be our second year with Safeway and staff are confident they will provide exceptional service based on last year.

COMPANY	Camp Routes	Camp Field Trips/Shuttles	Miscellaneous Recreation Programming	TOTAL
Olson Transportation	\$ 250 / bus / day	\$ 80 / hr.	\$ 110 / hr.	\$85,741
First Student	\$ 350 / bus / day	\$ 75 / hr.	\$ 75 / hr.	\$104,111
Safeway	\$ 278 / bus / day	\$ 64 / hr.	\$ 72 / hr.	\$84,801

Has City staff obtained competitive pricing for proposed goods/services? **Yes**

Below is an estimated summary of Project budget:

FY2024 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Recreation Operating Budgets	\$85,200	\$84,801	Y

COUNCIL ACTION: Approval to Award a One-Year Contract for Recreation Department Program Bussing Services to Safeway

8. Approval of the Annual Tree Purchasing for FY2025 for an Amount Not to Exceed \$100,000.

STAFF CONTACT: *Corey Wierema, City Forester/Forestry Supervisor*
(847-810-3564)

PURPOSE AND ACTION REQUESTED: Staff is seeking City Council approval to purchase trees/plant material from multiple vendors.

BACKGROUND/DISCUSSION: The City's Forestry section conducted our annual joint bid with the City of Highland Park and the Highland Park-Park District to leverage volume discounts for purchasing trees on city streets, parks, and other City-owned properties. Staff received twelve (11) bids for purchasing over 65 varieties of balled and burlap trees and shrubs, with an average price of \$200 for a 2.5" caliper tree. Multiple vendors will be used to secure the requested number of trees, sizes, and varieties while adhering to our stringent quality controls. Additional vendors may need to be used based on species availability and product quality. Additional purchasing will comply with the City's purchasing policy. The Forestry section anticipates planting 350 trees throughout City parkways and City owned properties along with various amounts of shrubs and perennials this year.

BUDGET/FISCAL IMPACT: Funding for the tree/plant material purchasing contract is budgeted in Fund 220, Operating Fund. Due to the anticipated number of new trees being planted and diminishing tree availability in the nurseries, we expect to exceed \$25,000 with a single vendor.

Has competitive pricing been obtained for proposed goods/services? **Yes**

If no, indicate the specific waiver requested:

Administrative Directive 3-5, Section 9.0F – Government Joint Purchases

The City participated in the annual joint bid with the City of Highland Park and the Highland Park-Park District for tree purchasing.

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
220-5803-467-67.13 Forestry Operating Fund	\$100,000	\$100,000	Y

COUNCIL ACTION: Approval of the Annual Tree Purchasing for FY2025 for an Amount Not to Exceed \$100,000

- 9. Approval of a Recommendation from the Parks & Recreation Board to authorize the City Manager to enter into a contract with Sundance Lawncare for City-Wide Grounds Maintenance Services in the Parks FY2025 Budget, for an Amount Not to Exceed \$203,000.**

STAFF CONTACT: *Chuck Myers, Superintendent of Parks & Forestry, 810-3565*

PURPOSE AND ACTION REQUESTED: City Staff and the Parks & Recreation Board requests approval to award a one-year contract Sundance Lawncare, for \$203,000 to provide mowing and grounds maintenance services city-wide.

BACKGROUND/DISCUSSION: Annually, the Parks and Recreation Department researches opportunities to improve operational efficiencies and deliver services in the most cost effective manner. In 2011, the Parks section began outsourcing the mowing of many of our passive parks and miscellaneous parcels. We chose not to bid out all other park properties, such as the neighborhood parks and community parks, due to the significant need to coordinate with ever-changing public use and athletic field schedules. The outsourcing of mowing has proven to be a beneficial fiscal approach by reducing labor expenses and long-term capital equipment replacement costs.

In an effort to restructure the larger contract, staff created a “tiered” system to distinguish the level of maintenance required for various sites. Tier 1 includes some of the City’s higher profile sites that require more extensive maintenance, Tier 2 includes City properties with lower maintenance requirements and includes the City’s 167 cul-de-sacs, and Tier 3 includes various City owned right-of-ways along roadways.

In December 2023, staff conducted an expansive bid request that included mowing and grounds maintenance on fifteen City property areas, 167 cul-de-sacs and the mowing only of twenty City rights-of-ways. Additional grounds maintenance includes lawn care, weed control, and bed maintenance. Similar to the selection rationale for outsourcing areas in 2011, the right-of-ways and cul-de-sacs are also desirable to outsource because they involve routine scheduling requirements.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Parks & Recreation Board	03/19/24	Recommend Approval

BUDGET/FISCAL IMPACT: Funding for the FY2024 City-wide Grounds Maintenance contract is budgeted in the Parks Fund 220 operating budget. On December 13, 2023, City staff released an invitation to bid for the City-Wide Grounds Maintenance Services. The bid opening was on January 4, 2024 and three sealed bids were received, as detailed below.

Has competitive pricing been obtained for proposed goods/services? **Yes**

Recommended Bidder/Proposer is BOLDDED

Company Name	Dollar Amount Bid
Sundance Lawncare, Inc.	\$203,000
Green Acres Landscaping, Inc.	\$259,120
Gutierrez & Sons Landscaping, Inc.	\$1,425,849

After careful review of the bids by City staff, we are recommending the selection of Sundance Lawncare for city-wide grounds maintenance services, at a total cost of \$203,000 for a one-year contract. The City will have the ability to extend the contract after the first season for two additional years (FY2026 and FY2027) or rebid the contract. Sundance Lawncare has excellent references and has a very successful record of performing similar services on other City properties.

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
220-5775-435.35-10 Parks Operating Budget	\$203,000	\$203,000	Y

COUNCIL ACTION: Approval of a Recommendation from the Parks & Recreation Board to authorize the City Manager to enter into a contract with Sundance Lawncare for City-Wide Grounds Maintenance Services in the Parks FY2025 Budget, for an Amount Not to Exceed \$203,000.

10. Consideration of a Waiver of Permit Fees Associated with the Deerpath Park Athletic Turf Fields Project at 115 W. Deerpath in the Amount of \$34,081.64. (Approval by Motion)

STAFF CONTACT: Catherine Czerniak
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: As provided for in the City's Administrative Directives, 3 – 7, City Council approval is required for the waiver of fees in excess of \$5,000.

BACKGROUND/DISCUSSION: The City recently completed work at Deerpath Park. As is customary with City projects, the plan review, permit, and connection fees associated with this project are presented to the Council with a recommendation to waive all City fees associated with this work. The fees relate to all aspects of the improvement project including, but not limited to grading, stormsewer, hardscape, the two buildings, lighting, and signage.

BUDGET/FISCAL IMPACT: The payment of these fees would result in the transfer of City funds from one account to another. As noted above, fees for City improvement projects are routinely waived.

Plan Review, Permit, Connection Fees	Total City Assessed Fees	Waiver Requested
Deerpath Park Athletic Turf Fields Project	\$34,081.64	\$34,081.64

COUNCIL ACTION: If desired by the City Council, by motion, approve the waiver of permit fees associated with the Deerpath Park Athletic Turf Fields Project at 115 W. Deerpath in the Amount of \$34,081.64

11. Consideration of an Ordinance Approving a Recommendation from the Building Review Board for 766 Highview Terrace. (First Reading, and if Desired by the City Council, Final Approval)

STAFF CONTACT: Catherine Czerniak,
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendation from the Building Review Board is presented to the City Council for consideration as part of the Omnibus Agenda.

BACKGROUND: 766 Highview Terrace – The Building Review Board recommended approval of an Ordinance granting a building scale variance for a side and rear addition to replace an existing smaller addition which will be removed, and approval of modest alterations to the residence. No public testimony was presented on this petition. (Board vote - 6 to 0)

The Ordinance approving the petition as recommended by the Building Review Board, with key exhibits attached, is included in the Council packet beginning on **page 23**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance for 766 Highview Terrace in accordance with the Building Review Board's recommendation.

COUNCIL ACTION: Approve the eleven (11) omnibus items as presented

6. OLD BUSINESS

7. NEW BUSINESS

- 1. Consideration of an Appeal of a Decision of the Historic Preservation Commission Granting a Certificate of Appropriateness Approving the Design Aspects of a Replacement Outdoor Terrace at the Northwest Corner of the Gorton Center at 400 Illinois Road. (Action by Motion)**

*PRESENTED BY: Catherine Czerniak,
Director of Community Development (847-810-3504)*

PURPOSE AND ACTION REQUESTED: Consideration of an appeal filed by Mary Sanders, owner of the property at 389/391 E. Deerpath, Lindsey Draska owner of 381 E. Deerpath, and the Winnett family, tenants of the coach house at 389 E. Deerpath.

BACKGROUND/DISCUSSION:

The Historic Preservation Commission is charged with evaluating petitions based on the 17 Standards detailed in Chapter 155, Historic Preservation, of the City Code. The standards relate to the visual character and qualities of projects. The Commission does not have purview over the use of properties, which is governed by the City's zoning regulations.

On February 28, 2024, the Historic Preservation Commission considered a request for a Certificate of Appropriateness for a replacement outdoor terrace at the northwest corner of the Gorton Center building. The Commission reviewed the replacement terrace based on the 17 Standards the Commission is charged with using to evaluate petitions. After hearing a presentation from the project architect, comments from Gorton Center representatives, public testimony, and comments by City staff, the Commission deliberated and concluded that the replacement terrace as presented satisfies all of the applicable Standards. The Commission considered the configuration of the terrace in relation to the west facing façade of the original Gorton building, the proposed materials, and the architectural detailing.

The replacement of the terrace was identified as a need in recent years due to deterioration that is occurring as a result of drainage issues in the area. Improvements to address drainage issues near the terrace and beyond will precede the construction of the replacement terrace. Replacing the terrace provides the opportunity to modestly increase the useable area of the terrace from 420 square feet to 724 square feet, to more comfortably accommodate a limited number of tables and chairs. The terrace is intended for passive uses and is not an area that is programmed for activities. The City Council's approval of amendments to the Gorton Center's Special Use Permit in February of this year has already established use parameters and limitations consistent with the recommendation from the Zoning Board of Appeals.

The Certificate of Appropriateness was approved by a 6 to 0 vote of the Historic Preservation Commission. The Certificate of Appropriateness, the findings adopted by the Commission in support of the decision, the minutes detailing the Commission's deliberations at the public hearing, and the staff report and supporting materials submitted to the Commission are all included in the Council's packet beginning on **page 43**.

Guidelines for Appeals to City Council are included in the Council packet beginning on **page 35**.

COUNCIL ACTION: Options for Council motions are offered below.

1. Deny the appeal and **uphold** the Historic Preservation Commission's decision to grant a Certificate of Appropriateness approving a replacement terrace at the northwest corner of the Gorton Center.

OR

2. Grant the appeal and **overturn** the Historic Preservation Commission's decision and direct that written findings in support of the City Council's decision be prepared and presented to the Council for final action at the next meeting.

OR

3. **Remand** the matter to the Historic Preservation Commission for further consideration, public testimony, and action. If the City Council desires to remand the matter back to the HPC, it should provide direction to the HPC on specific issues it should consider on remand.

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS
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1. EXECUTIVE SESSION

Adjournment into Executive Session

Reconvene into Regular Session

9. ADJOURNMENT

A copy of the Decision Making Parameters is included with this agenda following this page.

Office of the City Manager

March 27, 2024

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Jason Wicha, at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.





THE CITY OF LAKE FOREST

DECISION-MAKING PARAMETERS FOR CITY COUNCIL, AND APPOINTED BOARDS & COMMISSIONS

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

"Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement."

The Lake Forest City Council, with the advice and recommendations of its appointed advisory Boards and Commissions, Lake Forest Citizens, and City Staff, is responsible for policy formulation and approval. Implementation of adopted strategy, policy, budgets, and other directives of Council is the responsibility of City Staff, led by the City Manager and Senior Staff. The Mayor and Aldermen, and appointed members of Boards and Commissions should address matters in a timely, deliberate, objective and process-driven manner, making decisions guided by the City of Lake Forest Strategic and Comprehensive Plans, the City's Codes, policies and procedures, and the following parameters:

- Motions and votes should comprise what is in the best long-term interests of all Lake Forest citizens, measured in decades, being mindful of proven precedents and new precedents that may be created.
- All points of view should be listened to and considered in making decisions with the long-term benefit to Lake Forest's general public welfare being the highest priority.
- Funding decisions should support effectiveness and economy in providing services and programs, while mindful of the number of citizens benefitting from such expenditures.
- New initiatives should be quantified, qualified, and evaluated for their long-term merit and overall fiscal impact and other consequences to the community.
- Decision makers should be proactive and timely in addressing strategic planning initiatives, external forces not under control of the City, and other opportunities and challenges to the community.

Community trust in, and support of, government is fostered by maintaining the integrity of these decision-making parameters.

The City of Lake Forest's Decision-Making Parameters shall be reviewed by the City Council on an annual basis and shall be included on all agendas of the City Council and Boards and Commissions.

PROCLAMATION

WHEREAS, Arbor Day will be officially observed in the State of Illinois on Friday, April 26, 2024, by proclamation of the Governor, and the planting of trees on Arbor Day is a traditional activity throughout the State and The City of Lake Forest, and

WHEREAS, Lake Forest, with its environment of natural areas, is particularly dedicated to the observance of this day and has consistency throughout its history enacted ordinances to preserve its trees and other natural assets and

WHEREAS, citizen groups, garden clubs, and private and public institutions have actively supported preservation efforts and the renewal of natural areas through tree planting and landscape projects and

WHEREAS, the celebration of Arbor Day 2024 in Lake Forest will include the distribution of tree seedlings to the public at designated locations, and Arbor Day 2024 will be celebrated throughout the day in programs at schools and other locations and at West Park (located at 850 Summit Ave), on Friday, April 26 at 10:00 a.m., where the City's official Arbor Day tree, one oak tree, will be planted, and

WHEREAS, trees in our City, wherever they are planted, increase property values, enhance our business and residential areas, beautify our community, and are a source of joy to gladden the hearts and promote the environmental well-being of present and future generations, and

WHEREAS, The City of Lake Forest has been recognized as Tree City USA for forty-four consecutive years by the National Arbor Day Foundation,

NOW, THEREFORE, I, Stanford R. Tack, Mayor of The City of Lake Forest, do hereby proclaim Friday, April 26, 2024, as ARBOR DAY in The City of Lake Forest, and I urge all citizens to support efforts to protect our trees and woodlands, to support our City's forestry program, to plant trees on this day, and to join in the celebration ceremonies.

IN WITNESS HEREOF, I have hereunder set my hand and have had the Seal of The City of Lake Forest affixed this 26th day of April 2024.

Stanford R. Tack, Mayor

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, March 18, 2024
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Honorable Mayor Tack called the meeting to order at 6:30 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Tack, Alderman Novit, Alderman Powers, Alderman Notz, Alderman Preschlack, Alderman Weber, and Alderman Walther.

Absent: Alderman Goshgarian and Alderman Waldeck.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Tack on behalf of the Lake Forest City Council and the entire community, expressed gratitude to Representative Brad Schneider for his help securing federal funding for the Seminary Ravine Project. Additionally, Mayor Tack expressed gratitude for Senator Julie Morrison for supporting public safety and prioritizing the Police Department's needs.

A. Lake Forest Day Proclamation "Lake Forest Salutes Our Welcoming Community"

Mayor Tack read the Proclamation declaring Tuesday, August 6, and Wednesday, August 7 as Lake Forest Day; photos were taken. A brief video about Lake Forest Day was shared, Mayor Tack asked residents to save the date, after all, it's more than just a day!

COMMENTS BY CITY MANAGER

Comments by City Manager are being moved to the April 1 City Council meeting.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

None this evening

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of March 4, 2024, City Council Meeting Minutes
2. Annual Vendor Approval for FY2025

3. **Approval of a Second Year Renewal with Hoerr Construction, Inc. for the 2024 Sewer Lining Program, and Authorize the City Manager to Execute an Agreement in the Amount Not to Exceed \$275,000**
4. **Waive the Bidding Process and Authorize the City Manager to approve used police vehicle purchases up to a maximum expenditure of \$250,000.**
5. **Approval to Waive the Bid Process and Award a Contract to Northern Divers U.S.A. for the Water Plant Intake Cleaning Project Included in the FY '25 Budget, in the amount of \$225,000.**
6. **Consideration of a recommendation from staff to authorize the City Manager to enter into a contract with Citywide Elevator Inspection Services, Inc.**
7. **Consideration of Ordinances Approving Recommendations from the Building Review Board for 1062 Valley Road, 715 Forest Hill Drive, 1360 Everett Road, and 545 Whitehall Lane. (First Reading, and if Desired by the City Council, Final Approval)**
8. **Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals for 1062 Valley Road and 605 College Road. (First Reading, and if Desired by the City Council, Final Approval)**
9. **Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission Granting a Building Scale Variance and Approving an Addition and Alterations at 605 College Road. (First Reading and if Desired by the City Council, Final Approval)**

Mayor Tack asked members of the City Council if there were any items that they would like removed or taken separately.

Item # 2 was removed at the request of Alderman Walther stating he is an employee of a vendor on the approval list.

Mayor Tack removed item # 2 to be taken separately, he asked for a motion on the remaining eight omnibus items as presented.

Alderman Powers made a motion to approve the eight (8) Omnibus items as presented, seconded by Alderman Novit. The following voted "Aye": Alderman Novit, Notz, Powers, Preschlack, Weber, and Walther. The following voted "Nay": none. 6-Ayes, 0-Nays, motion carried.

1. Mayor Tack read item # 2 Annual Vendor Approval for FY2025

Alderman Preschlack made a motion to approve item #2, Annual Vendor Approval for FY2025, seconded by Alderman Novit. The following voted "Aye": Alderman Novit, Powers, Notz, Preschlack, and Weber. The following voted "Nay": none. Alderman Walther recused himself on the vote. 5-Ayes, 1- Abstention, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Council Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

NEW BUSINESS

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS
--

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Weber made a motion to adjourn, seconded by Alderman Preschlack. Motion carried unanimously by voice vote at 6:41 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.

January 17, 2024

Mr. Jason Wicha, Village Manager
City of Lake Forest
Sent via email to: wichaj@cityoflakeforest.com

Dear Mr. Wicha:

I am writing to request your municipality's participation in Lake County's Private Activity Bond Clearinghouse (PABC) in 2024. Each year, Lake County Partners contacts the home rule communities in Lake County to request a pooling together of the volume cap to ensure the best use of our collective private activity bond allocation. The PABC cap for each year is transferred to the Village of Buffalo Grove, the Pool's host home rule community. *If your municipality is interested in participating, your governing body must approve a resolution and submit it to the Governor's Office before Friday, May 10, 2024. A sample resolution is attached for your use.*

Since its inception, the Lake County PABC has funded nearly \$200,000,000 in local projects, which has resulted in the construction of over 360,000 sq. ft. of new manufacturing space, the creation of 648 new manufacturing jobs, the renovation of 1,600 multi-family dwelling units, the purchase of an estimated 251 homes by first-time homebuyers, the expansion of a Montessori School, and the construction of a new solid waste disposal cell.

Please click on the following link to review the: "State of Illinois' Guidelines and Procedures for the Allocation of Private Activity Bonding Authority in Accordance with the Tax Reform Act of 1986 and 30 ILCS 345". Per page 4 of this document, this year's per capita amount is \$125.00, and the population data estimates outlined within these guidelines are based on Census information. **The population estimate for City of Lake Forest is 19,252, bringing your municipality's 2024 allocation to \$2,406,500.00.**

Your municipality's approval of a resolution to transfer its volume cap to the Village of Buffalo Grove will preserve the volume cap in Lake County for a three-year period for the important reasons outlined above. **Lake County Partners therefore requests that you place a resolution similar to the attached example on your Board's schedule for approval and forward the approved resolution to the attention of the Governor's Office as soon as possible in the manner outlined within page 3 of the above hyperlinked Guidelines and Procedures document; please note that all reporting submissions are to be submitted in both hard copy and electronic format.**

Please copy me at bprusila@lakecountypartners.com on your Board's actions and subsequent notification to the Governor's Office, or notify me if your community chooses not to participate in this year's pool so that we may more effectively manage the process next year. If you have any specific questions or concerns, please feel free to get in touch directly at 847-597-1230.

We appreciate your support and look forward to working with you.

Sincerely,



Barbara C. Prusila
Marketing & Communications Director

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF LAKE FOREST, ILLINOIS
REALLOCATING 2024 VOLUME CAP
TO THE VILLAGE OF BUFFALO GROVE, ILLINOIS**

WHEREAS, the City of Lake Forest, Lake County, Illinois the ("City"), is a municipality and a home rule unit of government duly organized and validly existing under Section 6(a) of Article VII of the 1970 Constitution and laws of the State of Illinois; and

WHEREAS, certain tax exempt private activity bonds may be issued only if sufficient volume cap pursuant to Section 146 of the Internal Revenue Code of 1986, as amended (the "Code"), is available for the bonds; and

WHEREAS, pursuant to the Code, the City has been allocated volume cap equal to \$125.00 per resident of the City in calendar year 2024, or \$2,406,500 for the issuance of such tax exempt private activity bonds; and

WHEREAS, pursuant to Section 6 and Section 6.1 of the Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 *et seq.* (the "Bond Allocation Act), and the Guidelines and Procedures promulgated thereunder, the City may, prior to May 1, 2024, reallocate to other home rule units of government the volume cap allocated to the City by the Code for their issuance of such tax exempt private activity bonds or for subsequent transfer or reallocation; and

WHEREAS, the City has not used any of its 2024 volume cap and has no present intention to use the same; and

WHEREAS, the Lake County Partnership for Economic Development, Inc. has offered Lake County home rule communities the opportunity to participate in a program to combine their respective volume cap allocations and create a Private Activity Bond Clearinghouse Pool (the "Pool") to facilitate the issuance of tax-exempt private activity bonds to finance, manufacturing and multi-family housing commercial projects in Lake County, Illinois, for economic development purposes ("Eligible Projects"); and

WHEREAS, the Village of Buffalo Grove, a home rule unit of government ("Buffalo Grove"), pursuant to its Resolution No. 2001-51 adopted December 17, 2001, agreed to host the Pool and to reserve its own volume cap, and accept volume cap reallocated to Buffalo Grove by other home rule units of government, for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects; and

WHEREAS, Buffalo Grove has requested that the City reallocate all of its 2024 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible Projects;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, LAKE COUNTY, ILLINOIS, as follows:

Section 1: Recitals. The foregoing recitals are incorporated in and made a part of this Resolution by this reference as findings of the City Council.

Section 2: Transfer and Reallocation of 2024 Volume Cap. Pursuant to Section 6 and Section 6.1 of the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, the City irrevocably agrees to, and does hereby, transfer and reallocate all of its 2024 volume cap to Buffalo Grove to be used for the issuance of tax-exempt private activity bonds placed through the Pool to finance Eligible

Projects as directed by the Advisory Committee created pursuant to Buffalo Grove Resolution No. 2001-51.

Section 3: Agreement. This Resolution shall constitute the agreement of the City to a different allocation under Section 146(e)(3) of the Code and the writing required under Section 6 of the Bond Allocation Act.

Section 4: Warranty. The City covenants and warrants that it has taken no action or issued bonds that would abrogate, diminish, or impair its ability to fulfill the written agreement, covenants, and undertakings on its part under this Resolution.

Section 5: Authorization. As required by the Bond Allocation Act and the Guidelines and Procedures promulgated thereunder, a certified copy of this Resolution shall be transmitted to the Office of the Governor of the State of Illinois. Any and all appropriate and proper officers, officials, agents, and employees of the City are hereby authorized, empowered, and directed to take all necessary and advisable actions, and to execute all such documents and certificates, as may be necessary to further the purposes and intent of this Resolution.

Section 6: Maintain Record. The City shall maintain a written record of this Resolution in its records for so long as the bonds to which the volume cap transferred by this Resolution is reallocated remain outstanding.

Section 7: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval as required by law and is enacted by the City pursuant to its powers under the laws of the State of Illinois and the Illinois Constitution of 1970 and its home rule powers.

PASSED this _____ day of _____, 2024

AYES:

NAYS:

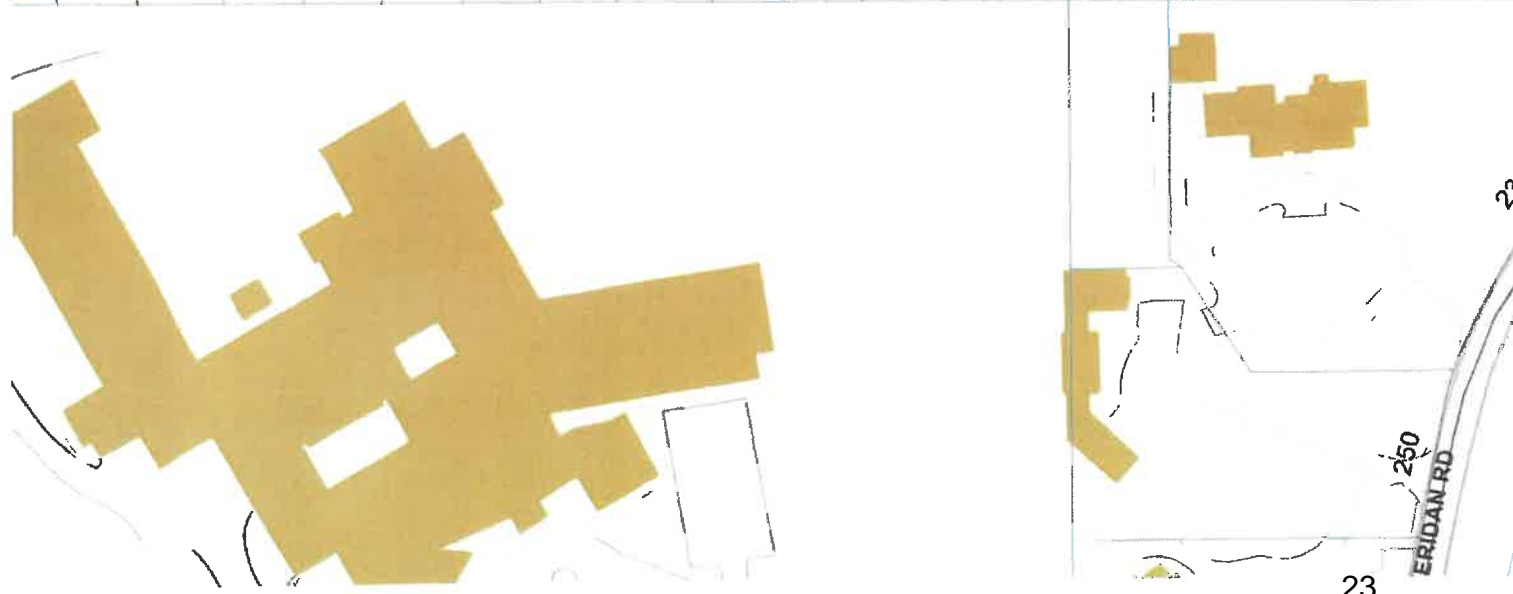
ABSENT:

APPROVED this _____ day of _____, 2024

Mayor

ATTEST:

City Clerk



THE CITY OF LAKE FOREST
ORDINANCE NO. 2024-__

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN
REVIEW AND GRANTING A FLOOR AREA EXCEPTION FOR
THE PROPERTY LOCATED AT 766 HIGHVIEW TERRACE

WHEREAS, Scott Nehls and Susan Groh ("**Owners**") are the owners of that certain real property commonly known as 766 Highview Terrace, Lake Forest, Illinois and legally described in *Exhibit A*, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the R-1, Single Family Residence District; and

WHEREAS, the Owners desire to construct a second floor addition and make other alterations ("**Improvements**") as depicted on the site plan and architectural drawings that are attached hereto as *Group Exhibit B* ("**Plans**"); and

WHEREAS, the Owners submitted an application ("**Application**") to permit the construction of the Improvements and were required to present the Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, the Improvements as depicted on the Plans would exceed the maximum floor area allowances as set forth in Section 150.148 (C) of the City Code, which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on March 6, 2024; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-1 District under the City Code,
2. Owners propose to construct the Improvements as depicted on the Plans,
3. as depicted on the Plans, a portion of the Improvements exceed the maximum floor area allowances set forth in Section 150.148(C) of the City Code,
4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
5. the location of the addition on the residence on the Property effectively mitigates the appearance of excessive mass of the structure and as a result, the proposed development of the Improvements as set forth on the Plans are in keeping with the streetscape and overall neighborhood,
6. the Improvements are sited generally in the location of an earlier addition to the residence which will be removed,
7. the proposed Improvements will not have a significant negative impact on the light to or views from neighboring homes,
7. the height and mass of the Improvements will generally be compatible with the height and mass of the existing residence, structures on adjacent lots, buildings on the street and on adjacent streets, and other residences in the neighborhood,
8. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an exception to the maximum allowable floor area consistent with the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application and exception to the maximum allowable floor area, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Maximum Floor Area Exception Granted. Pursuant to Section 150.148 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section

150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements in combination with and other structures on the Property to have a maximum square footage not to exceed 3,259 square feet.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and are hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance.

Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2024.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2024.

Mayor

ATTEST:

City Clerk

The Plans

AREA OF 2ND STORY ADDITION

EXISTING BRICK
PAVER PATIO
(NO CHANGES)

— EXISTING WOOD
DECK
(NO CHANGES)

AREA OF ALTERATIONS

EXISTING GARAGE
(NO CHANGES)

- EXISTING BRICK
PAVER DRIVEWAY
AND WALKS
(NO CHANGES)

EXISTING OPEN
PORCH
(NO CHANGES)

EXISTING BRICK
PAVER DRIVEWAY
AND WALKS
(NO CHANGES)

EXISTING SIDE
WALK
(NO CHANGES)

50' BUILDING LINE

HIGHVIEW TERRACE

1

AR 02

SITE PLAN

SCALE:N.T.S.

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER. (ARCH-D)

IN FUTURE WORK **MASSON**

PROJECT # AD22
DRAWN BY: DB/
7665 HIGHVIEW TERRACE
SITE PLAN

AR 02

2 OF 5 TOTAL SLIDES

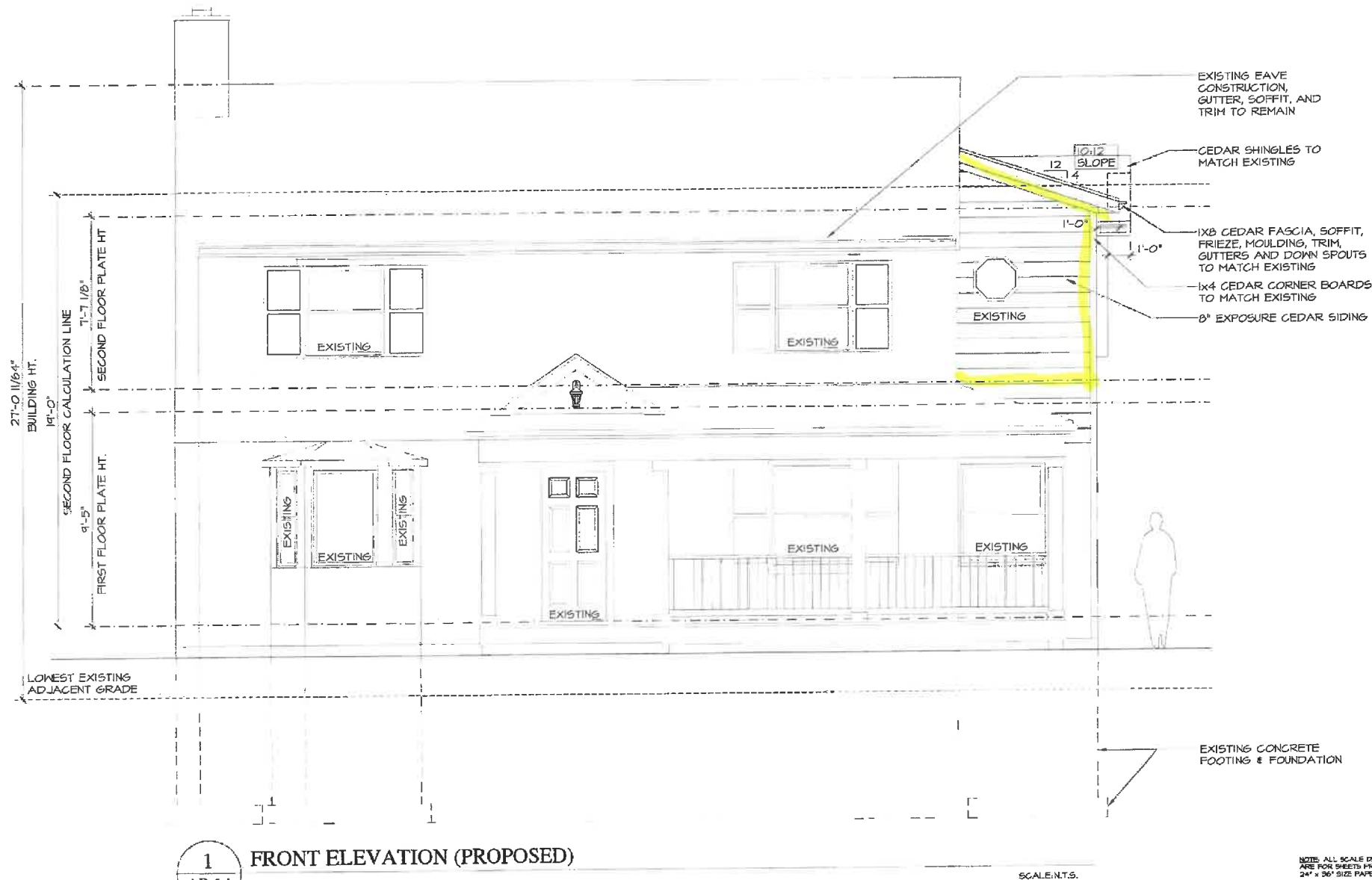
30

GROUP EXHIBIT B

The Plans

PROPOSED FRONT (SOUTH) ELEVATION

2/20/24



REVIEW ONLY - NOT FOR CONSTRUCTION

PROJECT #	AD29153
DRAWN BY:	DB/MB
16 HIGHVIEW TERRACE PROPOSED ELEVATIONS	
AR 14	# 14 OF 4 TOTAL SHEETS
PROJECT NAME	NEHLS RESIDENCE
PROJECT LOCATION	ADDITION / REMODEL 766 HIGHVIEW TERRACE LAKE FOREST, IL 60045
PROJECT NUMBER	AR 14
DATE	02/20/24
DESIGNER	ASPECT DESIGN INC.
ARCHITECT	ARCHITECTS
PROJECT #	AD29153
DRAWN BY:	DB/MB
16 HIGHVIEW TERRACE PROPOSED ELEVATIONS	
AR 14	# 14 OF 4 TOTAL SHEETS
PROJECT NAME	NEHLS RESIDENCE
PROJECT LOCATION	ADDITION / REMODEL 766 HIGHVIEW TERRACE LAKE FOREST, IL 60045
PROJECT NUMBER	AR 14
DATE	02/20/24
DESIGNER	ASPECT DESIGN INC.
ARCHITECT	ARCHITECTS

2/20/24



1 LEFT ELEVATION (PROPOSED)
AR 15

SCALE: N.T.S.

NOTES: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER (ARCH-D)

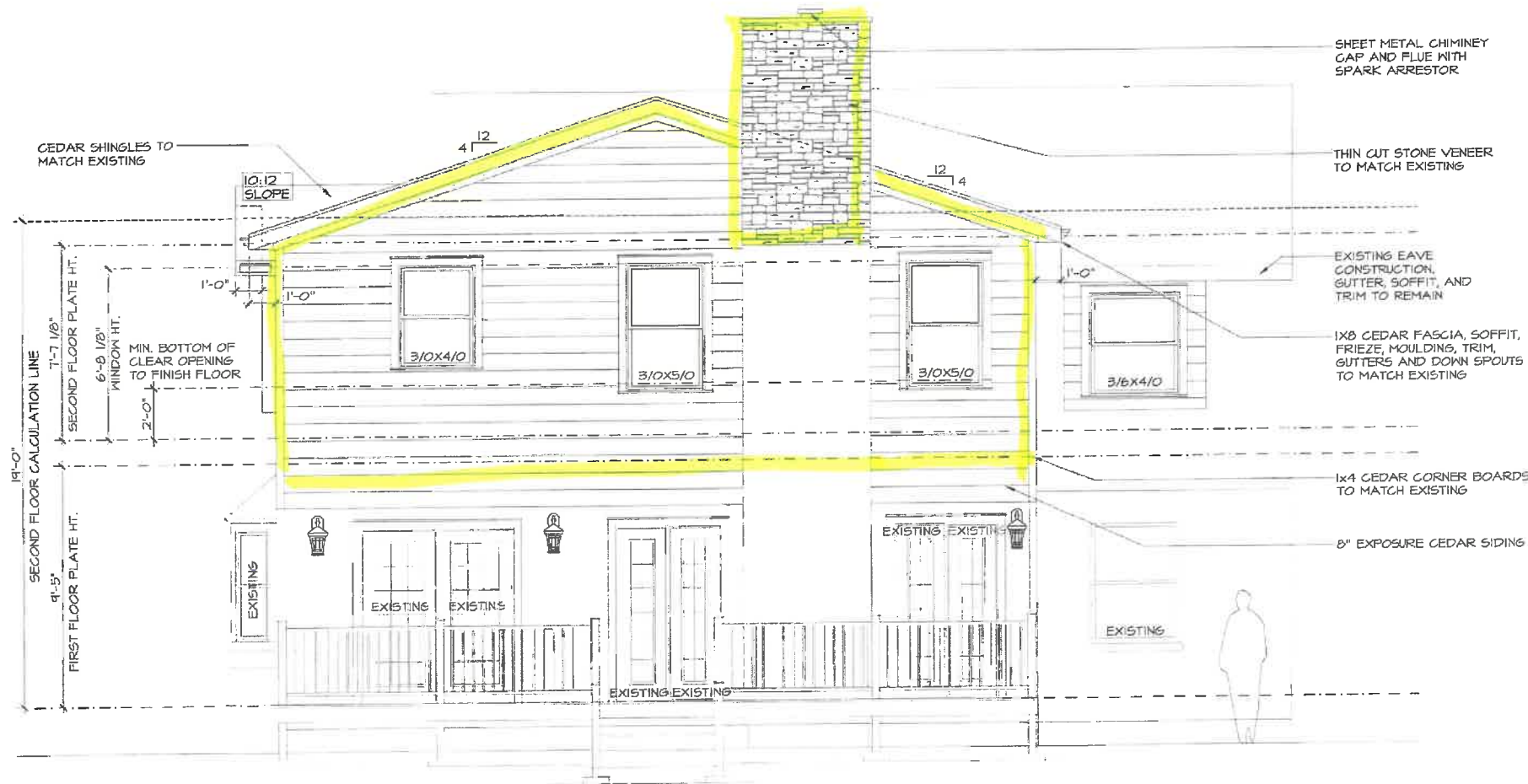
REVIEW ONLY - NOT FOR CONSTRUCTION

NEHL'S RESIDENCE ADDITION / REMODEL 766 HIGHVIEW TERRACE LAKE FOREST, IL 60443	
REVIEW	02/20/24
REVIEW	11/04/23
REVIEW	01/06/24
REVIEW	02/06/24
ASPECT DESIGN INC. ARCHITECTS 1625 CONSUMERS DR. SUITE 607 LAKE FOREST, IL 60443 MARK 874-572500 WWW.ASPECTDESIGN.COM	
PROJECT #	ADD157
DRAWN BY:	DB / AG
766 HIGHVIEW TERRACE ELEVATION	
AR 15	
#15 OF 2 TOTAL SHEETS	

The Plans

PROPOSED REAR (NORTH) ELEVATION

2/20/24



REVIEW ONLY-NOT FOR CONSTRUCTION

NEHLS RESIDENCE ADDITION / REMODEL 766 HIGHVIEW TERRACE LAKE FOREST, IL 60045	
1/24/2024 1/24/2024 1/24/2024 1/24/2024	REVIEW REVIEW REVIEW REVIEW
ASPECT DESIGN INC. ARCHITECT 14675 COUNDRIDGE DR. SUITE 207 N. LAKE FOREST, IL 60064 PHONE: 847-457-5500 WWW.ASPECTDESIGN.COM	
PROJECT # DRAWN BY: 766 HIGHVIEW TERRACE PROPOSED ELEVATIONS	ADDN/RY DB/MB AR 16 #14 OF 1 TOTAL SHEETS

1 REAR ELEVATION (PROPOSED)
AR 16

SCALE: N.T.S.

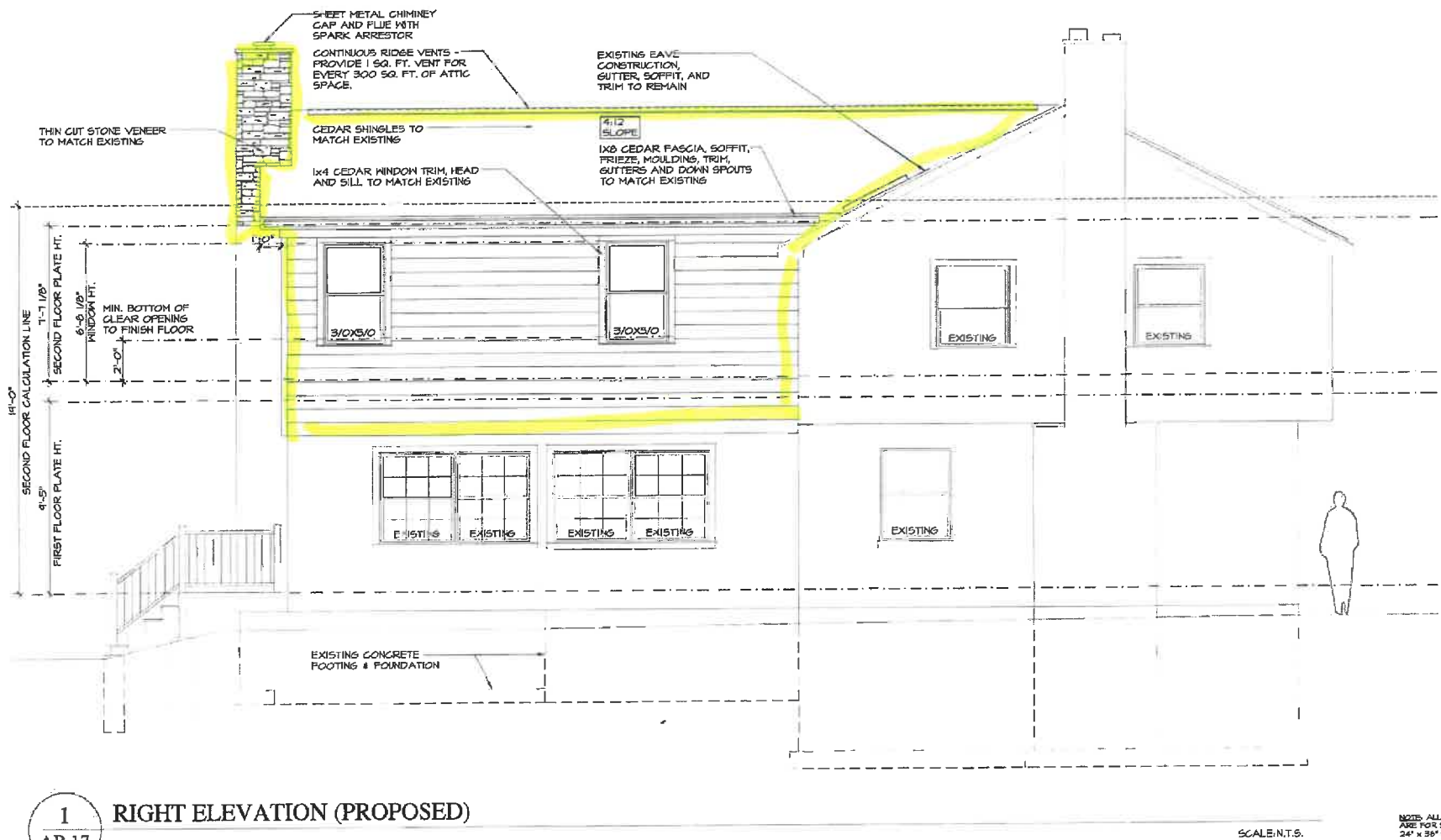
NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER (ARCH-D)

GROUP EXHIBIT B

The Plans

PROPOSED SIDE (WEST) ELEVATION

2/20/24



1 RIGHT ELEVATION (PROPOSED)
AR 17

SCALE: N.T.S.

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER (ARCH-D)

REVIEW ONLY - NOT FOR CONSTRUCTION

NEHL'S RESIDENCE ADDITION/REMODEL 766 HIGHVIEW TERRACE LAKE FOREST, IL 60045	
DATE: 02/20/24	DATE: 02/20/24
REVIEW	REVIEW
REVIEW	REVIEW
REVIEW	REVIEW
REVIEW	REVIEW
ASPECT DESIGN INC. ARCHITECTS 14575 COMMERCE DR. SUITE 100 MARIETTA, GA 30067 PHONE: 404-471-1300 WWW.ASPECTDESIGN.COM	
PROJECT #	AD02172
DRAWN BY:	DB/MS
766 HIGHVIEW TERRACE PROPOSED ELEVATIONS	
AR 17	
#17 OF 2 TOTAL SHEETS	

The City of Lake Forest

Guidelines for Appeals to the City Council



GENERAL INFORMATION

When authorized by the ordinances relating to the various Boards and Commissions of The City of Lake Forest, the City Council will hear appeals of decisions of those bodies as required. Unless otherwise specifically provided for in the relevant ordinance or code provision, the hearing of these appeals will be guided by the following principles:

1. Appellants shall recognize that appeals before the City Council are not public hearings. The City Council is bound only to review the decision of the Board or Commission and to take the appropriate action. The Council is not required to take public testimony, and does so at its discretion.
2. Appellants shall not re-present the entire case to the City Council. The City Council will have received and reviewed all relevant supporting materials that were previously provided to the Board or Commission. The Council will have received the minutes from any relevant meetings.
3. Appellants shall not present any new testimony, evidence, or data, to the City Council.
4. Appellants shall summarize the project or issue, and then describe for the Council why they believe that the Board or Commission erred in its decision based on the applicable Code criteria. The appellant shall focus on the decision of the Board or Commission and explain to the Council why the Council should reverse, modify, or remand that decision.

NOTICE OF APPELLANT OF THESE GUIDELINES

Whenever an appeal to the City Council is filed, the City Clerk shall notify the Appellant of these guidelines in writing, via regular mail or personal delivery, prior to the City Council meeting. Copies of these guidelines shall be made available at the meeting and during regular business hours at City Hall.

PRESENTATION ORDER AND TIMES

The following order and times are provided as guidelines for appeals to the City Council. This order and times are subject to be adjusted, shortened, or lengthened at the discretion of the City Council. The times presented are maximums. Therefore, for example, if an appellant has an attorney that wishes to speak before the Council, that presentation must be completed within the maximum time provided. Finally, as this is not public hearing, the City Council will hear public comment at its discretion.

Presentation Order	Time Maximum
1. Presentation by the party making the appeal (the "appellant").	5 Minutes
2. Presentation by the party who is the subject of the appeal.	5 Minutes
3. Public comment (per presenter)	2 Minutes
4. Presentation by city staff or members of Boards or Commissions	5 Minutes
5. City Council questions of all parties	Open
6. Comment closed, City Council discussion	Open
7. City Council action	

Appeal



THE CITY OF LAKE FOREST
APPEAL OF DECISION OF THE HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS 400 E ILLINOIS ROAD

DATE OF DECISION FEBRUARY 28, 2024

PETITIONER'S STATEMENT -- DESCRIPTION OF PROJECT/REASON FOR APPEAL:

ATTACHED STATEMENT - 2 PAGES

PROPERTY OWNER INFORMATION

Name

Street Address (may be different from project address)

City, State and Zip Code

Phone Number

Email Address

Owner's Signature

PETITIONER INFORMATION

THE SANDERS FAMILY
Name

391 EAST DEERPATH
Street Address

60045
City, State and Zip Code

224-277-1090
Phone Number

COMSMC@GMAIL.COM
Email Address

Mary Sanders
Petitioner's Signature



THE CITY OF LAKE FOREST
APPEAL OF DECISION OF THE HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS 400 ILLINOIS

DATE OF DECISION FEB. 28/24

PETITIONER'S STATEMENT -- DESCRIPTION OF PROJECT/REASON FOR APPEAL:

Sec 2 page Statement

PROPERTY OWNER INFORMATION

Name

Street Address (may be different from project address)

City, State and Zip Code

Phone Number

Email Address

Owner's Signature

PETITIONER INFORMATION

Winnett
Name
FAMILY

Street Address

City, State and Zip Code

Phone Number

Email Address

Petitioner's Signature

389 E Deerpark
224-381-8646
201bygmail.
com
ZW



THE CITY OF LAKE FOREST
APPEAL OF DECISION OF THE HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS 381 E. Deerpath Rd.

DATE OF DECISION Feb 28th, 2024

PETITIONER'S STATEMENT -- DESCRIPTION OF PROJECT/REASON FOR APPEAL:

Attached statement - 2 pages (read)

PROPERTY OWNER INFORMATION

Name

Street Address (may be different from project address)

City, State and Zip Code

Phone Number

Email Address

Owner's Signature

PETITIONER INFORMATION

The Draska Family
Name

381 E. Deerpath Rd
Street Address

Lake Forest, IL 60045
City, State and Zip Code

312-342-5464
Phone Number

whalen.lindsey7@gmail.com
Email Address

Lindsey W. Draska
Petitioner's Signature

Appeal to HPC Approval of the City as Owner/Petitioner's Development

The City of Lake Forest as Owner and Developer of an unprecedented Exterior buildout of 400 E Illinois, commonly known as the Gorton Building has:

No visible relationship and no compatibility to our adjoining properties, structures, sites and place of historic residential district and character.

So we Appeal -- Where is Preservation protection in the Heart of East Lake Forest's Historic District ? The traditionally valued quiet-residential historic character of this District and its contributing homes are devalued by the City's Gorton owned Stuart room and parking lot for sales to DJ noise amped events and parties as evidenced. Not compatible or related in any form.

Yet, now the City Owner has recommended approval for itself, to and for its Government Boards to decide approval for its own Property to construct: An unprecedented Exterior addition, outside open-air for patio tables, bistro umbrellas, catered dining and activity. This new Exterior structure is incongruent to the traditional shaped Gorton School building sited mere inches from Victorian LF homes. This bistro-look is not a tradition anywhere adjacent and representing residential Historic East LF. This atypical open-air Exterior structure brings even more ongoing adverse noise disturbance to captive residents who can not escape the disturbances evidenced here.

So why is the Developer and its own Commissions approving this unprecedented outdoor buildout and non-historical Exterior in the Heart of East Lake Forest's Historic District ? The Government's non-historical new Exterior is an elevated outdoor structure for al fresco dining, designated patio tables, bistro umbrellas, catering and other activities. This Exterior structure inappropriately expands the lines of a traditional building for an even more dense north Gorton-complex commercial and outdoor-restaurant look - unsuitably next to valued century-old original East LF Victorian homes and coach houses.

This highly visible unprecedented outside structure alters the look and character of Gorton history and tradition. Gorton is an architecturally INTERIOR building. This Owner's alteration of policy and of history to the point of Exterior buildout is adverse visually. A new open-air EXTERIOR structure is incompatible and is not relateable to adjoining neighboring historic homes. This adverse shift furthers the external obsolescence of the adjacent remaining Historic District Residential homes. This Exterior buildout is adjoining some of the oldest housing stock still existing in East LF.

It is aberrant with its expansion to homes with patio umbrella bistro tables to catered food eating and music - clearly not preserving the residential look of the adjoining family homes and District. 389 East Deerpath predates the City building and is one of the oldest Coach Houses and Stables in Lake Forest. This valued and historic original building sits mere inches from this footprint expansion to this irregular and insensitive Exterior structure. It is visible and historically deviant as a raised outdoor umbrella-tabled dining and event area packed to the outside dense north Gorton-Complex.

Impacted homes and property values diminish due to the Developer Owner's forced factors from outside the adjacent homes lot line/building envelope, whether tangible or intangible. This external obsolescence is further factored by the City Owner's unprecedented Exterior buildout.

So just why is this outdoor patio table/umbrella restaurant-look compatible and appropriate to Lake Forest Preservationists and the Developer's own Historic Commission ? Is the weight of the LF Government as Owner and Decider for its own development driving the self approvals? A Government self-approved Petition calls for key impartiality and fairness. How is this uncommon and aberrated developer's petition scrutinized? Are City Entities aware of best practices for non-financial recusals and the requisite due

diligence for idiosyncratic Petitions by such a Developer for and on behalf itself the City Government .
Page 2

As evidenced, the government's Tenant/Operator Gorton has morphed from its remit to provide rentals/programming for cultural and performing arts to now - directly marketing and competing with local businesses in operating its non-profit business to sell party rentals in a Municipal Parking Lot and Stuart Room - to anyone from anywhere for payment.

Its City Owner/Landlord allows repeated party rental sales generating ongoing hours of noise, vibrations and reverberating technobeats emanating to LF's Historic District family homes within 1000 feet of the City's non-profit business rental sales. Are the Tenant's non-resident, non-taxpayers and non-programming remit sales generated for monetary gain valued above its own residents' mandate to the daily quiet enjoyment of their family home?

CITY of LAKE FOREST, Illinois Ordinance: 135.108

2. "It shall further be unlawful to cause or make unreasonable loud noise at any point on or beyond the boundary of any lot, whether privately owned or public, which such unreasonable noise interferes with the quiet enjoyment of adjoining lot or lots within 1000 ft of the location from which the noise is emanating."

So why isn't the Preservation of the Historic Residential Character of East Lake Forest being honored and valued ? Does "Without Fear or Favor" apply when the Owner, Landlord and Developer recommends approval for its own Petitions to its own Boards, Commissions, Ordinance Enforcers ?

Impartiality ? This is not the usual ordinary private developer or resident petitioning for the Government's approval for an unprecedented outdoor structure and activities. This Exterior structure is for and by the Government itself and its own Boards to rule in its own development. Best municipal practices require higher scrutiny for preserving and protecting the impacted century-plus homes, families and historic character of the adjacent Heart of Residential East Lake Forest.

A respectful remand to the HPC is in order for scrutiny of the exceptional position of the Developers' approval recommendations for itself and for a fuller municipal standard of review.

Maureen Eddy Grinnell
745 South Camelot Court
Lake Forest, Illinois 60045
847.878.3022

March 26, 2024

Mayor Stanford "Randy" Tack
City of Lake Forest
220 East Deerpath Road
Lake Forest, IL 60045

Dear Mayor Tack,

I understand that an appeal of the Historic Preservation Commission's February 28, 2024 approval of the replacement terrace at Gorton Center, 400 East Illinois Road, was filed by a neighbor, Mary Sanders, who lives at 391 East Deerpath, her tenants the Winnetts, and Lindsey Draskas at 381 East Deerpath.

I hereby appoint Catherine Czerniak, Director of Community Development, as my designee and authorize her to appear before the City Council on April 1, 2024 on my behalf and present a report on the decision of the Commission and the findings on which it was based. I understand that the appeal is on the record created at the Commission and that no new evidence will be introduced.

Ms. Czerniak was present for the full proceedings and heard the deliberations, reasoning, and decisions of the Commission on this matter.

Sincerely,



Maureen Eddy Grinnell
Chair, Historic Preservation Commission

Certificate of Appropriateness
Granted by the Historic Preservation Commisison



Certificate of Appropriateness

On February 28, 2024, the City of Lake Forest Historic Preservation Commission voted to approve the following petition:

Petition Address: 400 Illinois Road - Gorton Center
Property Owner: City of Lake Forest
Representatives: Ornella Gregorutti and Edward Deegan, architects

Project: Replacement and minor expansion of the Terrace at the
Description: northwest corner of the Gorton building.

The approved plans, Exhibit A, and the Findings of the Commission supporting the issuance of the Certificate of Appropriateness, Exhibit B, are attached here to and made a part hereof. The approval is subject to the following conditions of approval.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits.
3. Submit a landscape plan for plantings around the base of the terrace and, as space allows in the determination of the City's Certified Arborist, a new tree or two to provide some shade.

This approval is valid for a period of one year from the date of approval by the Historic Preservation Commission. Upon review of the final plans and a determination that the plans are consistent with the approvals and with all applicable Code provisions, permits will be issued to allow work on the site to

begin. A building permit must be obtained, and all applicable fees paid prior to the one year expiration date of this Certificate.

To facilitate the City review process and issuance of permits, please follow these procedures.

- ✓ All construction drawings submitted for permits should accurately reflect the approvals granted and respond to any conditions of approval.
- ✓ If the plans submitted for permit differ from the approvals, all changes including, but not limited to, changes to exterior materials, building massing, the site plan, grading, window or door placement or size, and architectural detailing need to be highlighted clearly on the plans.
- ✓ If the plans submitted differ from the approvals granted, further Board and City Council review of the project may be required.
- ✓ Please be aware that the City makes every effort to complete plan reviews within 15 to 20 working days after submittal of a complete application for building permit. The 15 to 20 days are active City review days. This time frame *excludes* periods during which the City is awaiting additional information from the applicant or contractor, submittal of revised plans or the installation of tree protection or erosion control measures.
- ✓ Once permits are issued, construction must begin within 90 days and all construction must be consistent with the approved plans.
- ✓ Construction must proceed diligently once a project is started out of consideration for the neighboring residents.

If you have any questions or need additional information, please contact Abigail Vollmers, Senior Planner, in the Community Development Department, 800 Field Drive, by phone 847.810.3505, or email, vollmersa@cityoflakeforest.com

cc: Property Owner
Tenant
Permit File
City Clerk
Permit Coordinator and Plans Examiner

Exhibit B

Findings of Fact – Gorton Community Center Terrace Expansion

Standard 1 – Height.

This standard is met. The terrace has a low profile. No change is proposed to the height of the historic building.

Standard 2 – Proportion of Front Façade.

This standard is met. This rectangular form and low profile of the replacement terrace does not call undue attention to this element. The focus remains on the proportions of the historic west facing façade. The terrace respects the important historic entrance by stepping away from the main mass of the building before expanding in width to 16 feet.

Standard 3 – Proportion of Openings.

This standard is met. No change in the proportions of openings on the building is proposed.

Standard 4 – Rhythm of Solids to Voids.

This standard is not applicable to this request. The existing rhythm of solids to voids on the building will be maintained.

Standard 5 – Spacing on the Street.

This standard is met. The footprint of the terrace will be enlarged slightly. The terrace will have limited visibility from the streetscape given the distance from the adjacent streets, the location at the corner of the building, and the landscaping that will surround the terrace.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The terrace is sited and configured to allow the main entrance to remain prominent.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The materials proposed for the replacement terrace will largely match the materials of the existing terrace and building. The terrace will have brick columns with limestone caps, simple metal railings, concrete steps and concrete foundation walls.

The doors will be replaced and will be wood to match the existing. Wood is proposed for the door trim. Copper gutters and downspouts are proposed.

Standard 8 – Roof Shapes.

This standard is not applicable to this request.

Standard 9 – Walls of Continuity.

This standard is met. The replacement terrace follows the linear expression of

the west facing elevation. The rectangular footprint of the terrace respects and aligns with the original Gorton School building. The terrace has a low profile and will be softened by foundation plantings allowing the historic façade and main entrance to the building to remain the focus.

Standard 10 – Scale.

This standard is not applicable to this request. The City's Building Scale Ordinance only applies to single family homes and duplexes.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The directional expression of the west facing elevation will not change.

Standard 12 – Preservation of Historic Material.

This standard is met. The replacement terrace does not impact any of the historic material of the building.

Standard 13 – Protection of Natural Resources.

This standard is met. No significant vegetation will be impacted by the terrace replacement project. Two Elm and three Juniper trees will be removed as part of the project which will involve some minor regrading to address current drainage issues. New landscaping will be planted around the terrace by the City's Forestry Section. Details of the species and placement of the new plantings will be detailed in plans submitted for permit.

Standard 14 – Compatibility.

This standard is met. The exterior materials proposed for the replacement terrace are consistent with those on the historic building. The form of the terrace, low profile and simple design of the terrace are compatible with the historic building. The replacement terrace preserves and protects the historic integrity of the west elevation.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The terrace is not historic and was a later addition to the building. If needed, repairs will be made to any historic materials as the project proceeds.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The terrace design as recommended by staff preserves the historic integrity of the property by providing functionality without detracting from the form and character of the historic west facing elevation. The terrace as proposed sits quietly at the corner of the building and uses materials and colors that are consistent with the historic building. Landscaping will soften the

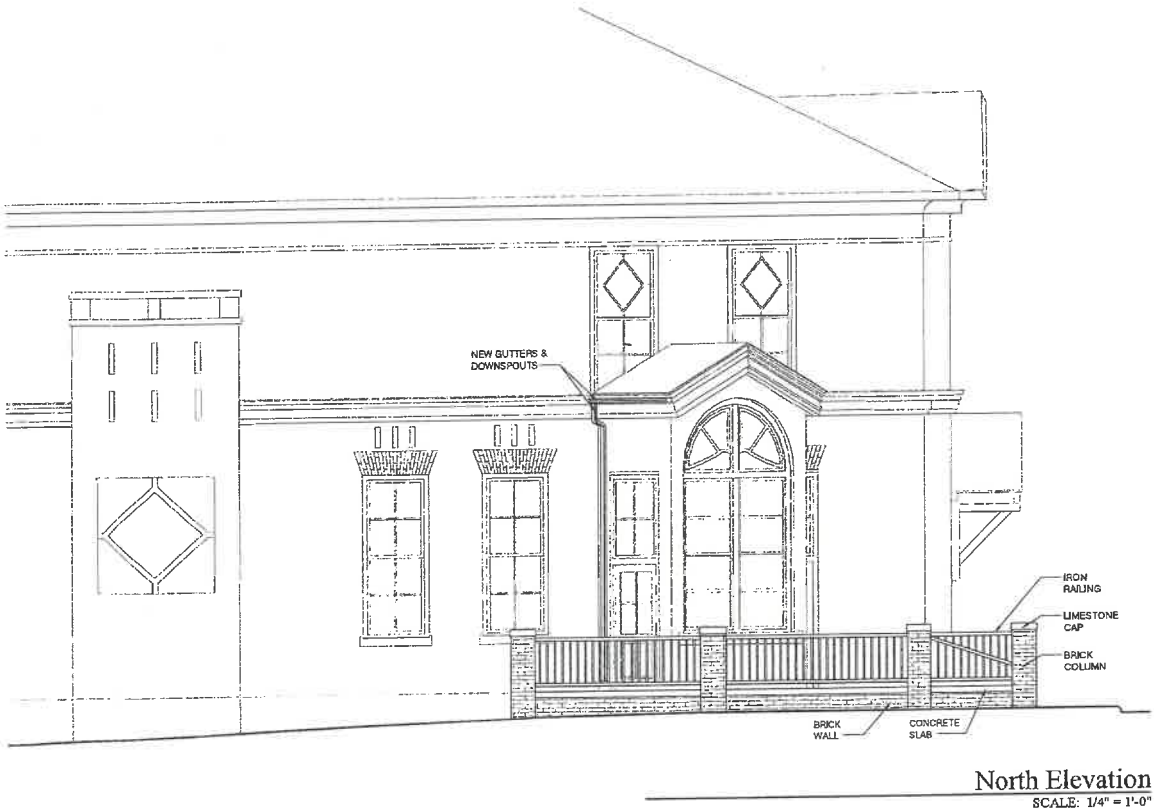
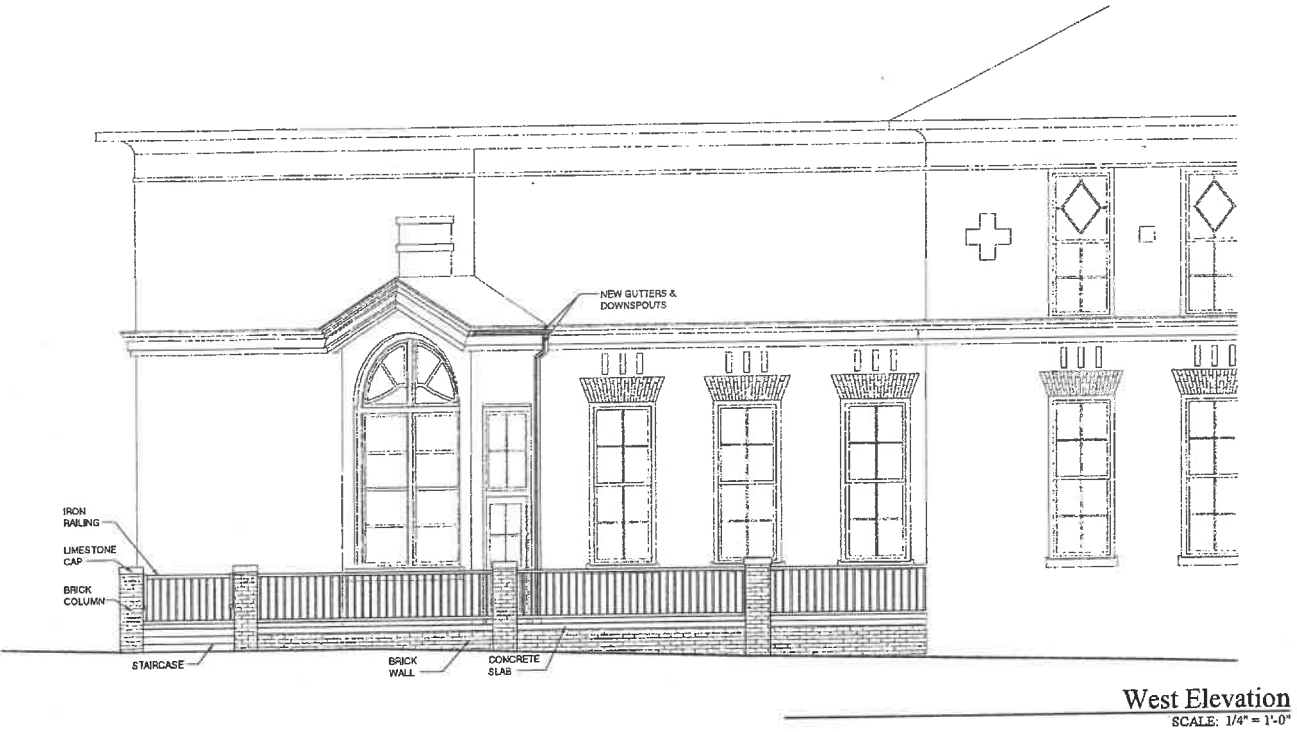
base of the terrace. The stairs are located at the northwest corner of the terrace allowing the terrace to be secondary to the historic entrance.



The Gorton Center
400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEECAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kentworth Fl. 60043
(847) 906-4110

Sheet No. **A100**
Project No. 23.30



-NOT FOR CONSTRUCTION-

The Gorton Center

400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
400 Park Drive, Suite 200
Lake Forest, IL 60045
(847) 968-4110

Sheet No.
A200
Project No. 23.30



	<div>Gorton Center</div> <div>400 E. Illinois Rd Lake Forest, IL 60045</div>	
<div>EDWARD DEEGAN</div> <div>ARCHITECTS & INTERIORS</div> <div>503 Park Drive #4 Kenilworth IL 60043 (847) 906-4110</div>	<div>Title:</div> <div>Perspective</div> <div>Sheet No.</div> <div>A2.5</div>	

**Excerpt Minutes of the February 28, 2024 Meeting
of the Historic Preservation Commission**

Excerpt
Historic Preservation Commission
Proceedings of the February 28, 2024 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, February 28, 2024, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois..

Historic Preservation Commissioners present: Acting Chairman Lloyd Culbertson and Commissioners Elizabeth Daliere, Robin Petit, Geoffrey Hanson, Leif Soderberg, and Tina Dann-Fenwick

Commissioners absent: Chairman Maureen Grinnell

City staff present: Catherine Czerniak, Director of Community Development

3. Consideration of a request for a Certificate of Appropriateness for Continued consideration of a request for a Certificate of Appropriateness for a replacement terrace at the northwest corner of the Gorton Center at 400 Illinois Road.

Property Owner: The City of Lake Forest

Tenant: Gorton Center, Amy Wagliardo, Executive Director

Representative: Ornella Gregorutti, Edward Deegan Architects

Acting Chairman Culbertson asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Mr. Deegan stated that his firm was engaged after the Commission's first review of this project to prepare design options in response to the comments offered by the Commission. He stated that the existing terrace located at the northwest corner of the Gorton building is in poor condition due to water damage and needs to be replaced. He stated that the goal is to provide increase the size of the terrace modestly, to the extent possible, as part of the replacement. He stated that after reviewing various design options with members of the Gorton Center Board and staff, and City staff, the best path forward was determined to be a design that closely resembles the existing understated terrace. He stated that the materials and design details remain generally the same as those of the existing terrace. He stated that the proposed design provides a modest increase in usable terrace space but noted that when viewed from the parking lot or street, the increase in size will likely not be noticeable. He presented an overlay of the proposed terrace and the existing terrace and presented the proposed site plan. He pointed out the area where the width of the terrace is increased by six feet. He presented the recommended design

option with the steps located at the northwest corner of the terrace maintaining the rectangular form of the terrace. He presented an alternate design with the steps on an angle to mirror the diagonal wall at the northwest corner of the building. He stated that the angled stairway divides the terrace into two sections. He stated that the sidewalk along the west side of the terrace is reconfigured slightly to straighten it out and eliminate an area where water ponds. He stated that as part of the terrace replacement project, drainage will be addressed with gutters, downspouts and below grade drainage. He reviewed the elevations and materials. He noted that the brick piers will be capped with limestone. He stated that wrought iron railings are proposed and will replicate the design of the existing railings. He reiterated that the terrace is intended to be understated and secondary to the historic building.

Ms. Czerniak confirmed that after a preliminary design for the replacement terrace was presented to the Commission in December, the City engaged Edward Deegan architects to assist with the project. She stated that representatives from Deegan architects met with City Building Maintenance staff to understand the issues with the current terrace and met with representatives of the Gorton Center Board and staff. She reiterated that the reason for the project is to address drainage issues around the terrace which have led to structural deterioration. She stated that replacing the terrace provides the opportunity to increase the size slightly, to make it more functional for a limited numbers of tables and chairs. She stated that at the widest point, the terrace is 16 feet across allowing for a nice layout of tables and chairs. She stated that the recently updated Special Use Permit recognizes that the terrace is intended for passive activities, not large or organized gatherings. She noted that "uses" are not under the purview of the Commission, only the design aspects of the terrace. She reviewed that brick, limestone, and a wrought iron railing are proposed for the terrace. She stated that the replacement terrace as now proposed is understated, slightly larger than the existing terrace, but designed and configured to avoid detracting from or upstaging the historic entrance to the building. She noted that the staff recommendation supports the design which locates the stairs at the northwest corner of the terrace, retaining the rectilinear shape. She acknowledged that Gorton Center representatives prefer the design which locates the stairs on an angle to align with the angular element of the later addition to the historic building. She noted that from a maintenance perspective, the angled stairs create areas likely to collect debris and leaves. She added that the angled stairs terminate at a solid wall, not a doorway, and divide the terrace into two different areas limiting options for placing tables and chairs. She stated that new landscaping will be planted around the base of the terrace.

In response to questions from Commissioner Hansen, Ms. Czerniak confirmed that the trees that will be removed are not high quality adding that the trees need to be removed to address the drainage issue. She confirmed that the base of the terrace will be landscaped with appropriate plantings selected to thrive in a limited area and recognizing the potential for impact from salt during the winter.

In response to questions from Commissioner Dann-Fenwick, Ms. Czerniak stated that there is no intention to install permanent tables and chairs. She said that seasonal outdoor furniture will be used.

In response to questions from Commissioner Petit, Mr. Deegan stated that not only lighting for safety as required by the Code is planned on the terrace and stairs.

In response to questions from Acting Chairman Culbertson, Mr. Deegan explained that the area to the south of the expanded terrace in which the gas lines and hose bib are located will be modified as needed to address drainage issues but will generally not be altered.

Hearing no further questions Acting Chairman Culbertson invited public testimony.

Mary Sanders, 391 E. Deerpath, stated that she lives in one of the three homes adjacent to the Gorton property to the north that are directly impacted by the activities at the Gorton Center. She stated that activities at Gorton have increased since 1982 when the Stuart Room was added. She stated that considerable activity takes place in the Stuart Room. She stated that the proposed terrace will add more noise and activity close to the neighboring homes. She stated that the City's Preservation Ordinance speaks to protecting and enhancing historic areas and sites, safeguarding the City's cultural heritage, and encouraging orderly and efficient development. She stated that her property and her neighbors' properties are Contributing Properties in the Historic District. She stated that an outside terrace for parties and activities is a questionable use in the Historic District in the heart of Lake Forest. She stated that she owns one of the oldest coach houses in Lake Forest and pointed out that the windows of the coach house overlook the Gorton property. She stated that historically, there was not a terrace at the northwest corner of the building adding that the existing terrace was intended only as an emergency exit. She stated that the Stuart Room addition was built on a ravine adding that is the cause of the drainage issues. She stated that an expanded terrace will still experience drainage issues. She stated that in her opinion, there is no reason or need for the terrace. She stated that the expanded terrace will change the character of the Historic District and impact her home and her neighbors' homes. She stated that a study should be conducted before any money is put into the Gorton building or site because it is on a ravine. She stated that the footprint of the Gorton building should not be increased.

Andrew Trees, 1410 Green Bay Road, Chairman of the Gorton Board, thanked the City for partnering with the Gorton Center to address the drainage issues impacting the existing terrace and to make use of the terrace more comfortable with a slight expansion. He stated that the Gorton Board and staff are happy with either design option noting that the terrace is in keeping with the character of the building. He stated that replacing the terrace should not result in any increase in activity beyond what currently exists at the Gorton Center.

Amy Wagliardo, Executive Director of Gorton Center, stated appreciation for the City's work on this project. She reiterated that the main goal from the start has been to address the drainage issue. She reiterated that although the Gorton representatives prefer the design with the angled stairs, they welcome either plan.

Lisa Wolf, 920 E. Deerpath, member of the Gorton Board, stated that although Gorton representatives support both design options, the angled stairs relate to the angled portion of the building. She acknowledged that if it was an option, all parties would likely re-work the earlier addition to remove the angle at the corner. She stated that because the angle is there, the stairs will re-enforce it. She stated that the Gorton Center appreciates the additional space on the terrace that will be offered by either design option.

Mary Saville, 383 Illinois Road, stated that she lives across the street from the Gorton Center. She stated that she understands Ms. Sanders concerns about noise and activity noting that summer evenings are dominated by concerts at the Gorton Center. She stated that she contacted the Winnetka Community House which is located in a neighborhood to inquire about how they managed the associated outdoor area and learned that good management on site is essential and is as important as the design aspects.

Acting Chairman Culbertson invited final questions from the Commission.

In response to questions from Commissioner Dalieri, Ms. Czerniak confirmed that the purview of the Commission is the design and materials of the terrace. She reiterated that the City Council recently established numerous conditions intended to manage and limit events at the Gorton Center.

In response to a question from Commissioner Petit, Ms. Czerniak confirmed that as part of the Commission's review, approval of one of the two design options presented is appropriate. She reiterated that the staff recommendation is in support of the stairs that conform to the rectilinear form of the historic building.

In response to a question from Commissioner Dann-Fenwick, Ms. Czerniak stated that she believes that the terrace was constructed at the same time as the Stuart Room addition. She stated that the terrace, although it serves as an emergency exit from both the Stuart and Nagel Rooms, was constructed and sized for limited passive use.

In response to a question from Acting Chairman Culbertson, Ms. Czerniak confirmed that the City Engineer is involved in seeing that the drainage issue is addressed.

Hearing no further questions from the Commission, Acting Chairman Culbertson invited a rebuttal to public comment.

Ms. Wagliardo stated that the recently approved Special Use Permit includes several conditions including a requirement that Gorton Center staff be on site to manage events to assure compliance with the conditions put in place by the City Council.

Acting Chairman Culbertson invited comments from the Commission.

Commissioner Soderberg stated that he has seen the evolution of the Gorton building over the past 40 years. He stated that he is supportive of the plan as presented and as recommended by staff. He stated that he is persuaded by the maintenance arguments.

Commissioner Dann-Fenwick stated that the angular nature of the stairs in the second option is very distracting. She stated that, in her opinion, is it not appropriate to re-enforce the angled wall element at the corner of the building. She stated support for the design option with the rectilinear stairs.

Commissioner Daliere stated that the plan is much improved from the initial design that was presented to the Commission. She stated that landscaping will cover the base of the terrace and stated support for either design option presented.

Commissioner Hansen agreed that the angled wall element at the corner of the Gorton building should never have been allowed but commented that since it is there, there is some logic to the angled stairway. He stated that it is awkward to approach Gorton, which is a welcoming place, and be confronted with a wall. He stated support for design option B.

Commissioner Petit, staged support for design option A noting that the majority of the building is very rectilinear. She pointed out that the rectilinear stairs work well with the adjacent sidewalk. She noted, for the record that the Lake Forest Preservation Commission and City staff recommended approval of the rectilinear stair configuration.

Acting Chairman Culbertson agreed that the current proposal is a vast improvement over the design option presented at an earlier Commission meeting. He commended the Gorton Center representatives for being willing to go back to the drawing board and incorporate the comments from the Commission. He stated a preference for the design option with the rectilinear stairs. He noted that option opens directly on to the parking lot which helps to divert pedestrian traffic and activity away from the neighboring properties to the north. He stated that the rectilinear option aligns more closely with the historic west façade of the building and provides for slightly more useable space on the terrace. He stated that he is sympathetic to the neighbors' concerns about noise and activity at the Gorton Center but noted that uses, and limitations on uses, are not under the purview of the Commission. Hearing no further comments from the Commission, he invited a motion.

Commissioner Soderberg made a motion to grant a Certificate of Appropriateness for a replacement terrace at the Gorton Center, 400 Illinois Road. He stated that the approval is for the design option with the rectilinear stairs and noted that the approval is based on the findings detailed in the staff report and adopted by the Commission. He stated that the approval is subject to the following conditions.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits.
3. Submit a landscape plan for plantings around the base of the terrace and, as space allows in the determination of the City's Certified Arborist, a new tree or two to provide some shade.

The motion was seconded by Commissioner Daliere and was unanimously approved by a vote of 6 to 0.

Historic Preservation Commission Packet

Agenda Item 4

400 Illinois Road Gorton Community Center Terrace Replacement

Staff Report
Vicinity Map
Air Photo
Historic Resources Survey Form

Materials Submitted by Petitioner

Site Plan – Existing Terrace Location
Terrace - Existing
Demolition Plan

Terrace - Proposed
Elevations
Renderings

Alternate – Preferred by Gorton

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

To: Acting Chairman Culbertson and members of the Historic Preservation Commission
Date: February 28, 2024
From: Catherine Czerniak, Director of Community Development
Subject: **Gorton Center – Terrace Replacement**

PROPERTY OWNER

City of Lake Forest
220 E. Deerpath
Lake Forest, IL 60045

PROPERTY LOCATION

400 Illinois Road

HISTORIC DISTRICTS

East Lake Forest
Local and National
Historic Districts

TENANT

Gorton Center

PROJECT REPRESENTATIVES

Ornella Gregorutti, architect
Edward Deegan, architect

SUMMARY OF THE PETITION

This is a request for a Certificate of Appropriateness to replace and expand the existing terrace at the northwest corner of the Gorton building. The Commission reviewed a preliminary plan for the replacement terrace in January 2023. Since that time, Edward Deegan Architects was engaged to develop refined options for the expanded terrace. A recommended plan and an alternate are presented to the Commission at this time for review and action. The City, as the owner of the building and site, is partnering with Gorton Center, the tenant of the building, on this project.

The design aspects of the terrace are within the Commission's purview. The use of the terrace is controlled by a Special Use Permit (SUP). The SUP for Gorton Center was recently reviewed by the Zoning Board of Appeals and the City Council, based on a recommendation from the Board, approved amendments to the SUP. The SUP identifies the terrace for passive use. The terrace is not intended as a main event space or as a primary or service entrance to the building.

The impetus for this project was an ongoing drainage issue on this portion of the site which is impacting the terrace and the north side of the building. The drainage issues will be addressed through this project. At the same time, this project provides the opportunity to modestly expand the terrace to make it

more functional. The current configuration of the terrace limits the opportunity to comfortably set out tables and chairs for spontaneous small gatherings of Gorton Center employees, participants in classes or programs, parents waiting to pick up children from the Learning Center or other activities.

BACKGROUND INFORMATION

Gorton Center is located on the northeast corner of McKinley and Illinois Roads. The building is identified as a significant Contributing Structure to the Historic District. The building was constructed in 1901 and designed by architect James Gamble Rogers. The building was remodeled in 1907 by Howard Van Doren Shaw. In 1935, the architectural firm of Anderson and Ticknor designed an east addition, including the John E. Baggett Auditorium and in 1935 architect Ralph Milman oversaw a renovation of the building. The Stuart Community Room was added in 1985, and the Auditorium was renovated and restored in 1992. The children's Drop-In Center, as it was previously known, was added in 2002. Significant interior renovations including the re-creation of the John and Nancy Hughes Theater were completed in 2014.

As noted above, the building served for many decades as a school and now serves as a community center, hosting many different types of events ranging from classes to theater productions to private events. The building is at a transition point between non-residential uses and the adjacent and nearby single family residential homes.

STAFF EVALUATION

Several design options were prepared by Edward Deegan Architects and were provided to the Gorton Center staff and Board for review and comment and to the City's Building Maintenance staff who are responsible for maintenance and care of the outside area on the property.

The Gorton Center staff and Board stated a preference for the Plan B for the following reasons. This plan is included in the Commission's packet and labeled "Gorton Preferred Option."

- Plan B's diagonal stair approach is visually stronger versus Plan A.
- This diagonal orientation relates directly to the existing diagonal structure of the building (added in 1980) giving that a stronger reason for being. We see and appreciate how the two can play off of each other on the north side of the building, far away from the main historic entrance.
- This diagonal stair provides a more direct approach to/from the entrance using slightly less patio space for traffic/circulation.

- This diagonal cut provides for a stronger sense of symmetry as one ascends the stairs with twin railings/patio structure on both sides. Furniture placement at the top of the stairs will likely be symmetrical as well.

After review and consideration of the position of the Gorton Center representatives. City staff, including Building Maintenance staff, recommend approval of Plan A for the following reasons.

- The angular element at the northwest corner of the building was a later addition and is not original to the building. The angular element is somewhat disruptive to the rectilinear form of the historic building.
- Emphasizing the diagonal element by replicating and re-enforcing it with a diagonal stairway emphasizes the angular form, taking away from the prominence of the historic building and original entrance on the west facing elevation.
- Stairs aligned with the angular element of the corner result in the stairs leading to a solid wall, where a doorway would normally be expected, creating an awkward approach. The doors into the Stuart Room are on either side of the angular wall.
- The angled stairs draw more activity closer to the north property line and the neighboring single family residences. Plan A directs the stairway to the parking lot and adjacent sidewalk, interfacing directly with the public property and signaling the area to the north of the terrace and building as a more private area.
- From a maintenance perspective, the angled stairs create small triangular, unusable spaces on either side of the stairs which will have the potential to collect leaves and other debris.

The staff recommendation for Plan A is based on the following findings.

Findings

A staff review of the applicable standards in the City Code is provided below. Preliminary findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height.

This standard is met. The terrace has a low profile. No change is proposed to the height of the historic building.

Standard 2 – Proportion of Front Façade.

The rectangular form and low profile of the replacement terrace does not call undue attention to this element. The focus remains on the proportions of the historic west facing façade. The terrace respects the important historic entrance by stepping away from the main mass of the building before expanding in width to 16 feet.

Standard 3 – Proportion of Openings.

This standard is met. No change in the proportions of openings on the building is proposed.

Standard 4 – Rhythm of Solids to Voids.

This standard is not applicable to this request. The existing rhythm of solids to voids on the building will be maintained.

Standard 5 – Spacing on the Street.

This standard is met. The footprint of the terrace will be enlarged slightly. The terrace will have limited visibility from the streetscape given the distance from the adjacent streets, the location at the corner of the building, and the landscaping that will surround the terrace.

Standard 6 – Rhythm of Entrance Porches.

This standard is met. The terrace is sited and configured to allow the main entrance to remain prominent.

Standard 7 – Relationship of Materials and Texture.

This standard is met. The materials proposed for the replacement terrace will largely match the materials of the existing terrace and building. The terrace will have brick columns with limestone caps, simple metal railings, concrete steps and concrete foundation walls.

The doors will be replaced and will be wood to match the existing. Wood is proposed for the door trim. Copper gutters and downspouts are proposed.

Standard 8 – Roof Shapes.

This standard is not applicable to this request.

Standard 9 – Walls of Continuity.

This standard is met. The replacement terrace follows the linear expression of the west facing elevation. The rectangular footprint of the terrace respects and aligns with the original Gorton School building. The terrace has a low profile and will be softened by foundation plantings allowing the historic façade and main entrance to the building to remain the focus.

Standard 10 – Scale.

This standard is not applicable to this request. The City's Building Scale Ordinance only applies to single family homes and duplexes.

Standard 11 – Directional Expression of Front Elevation.

This standard is met. The directional expression of the west facing elevation will not change.

Standard 12 – Preservation of Historic Material.

This standard is met. The replacement terrace does not impact any of the historic material of the building.

Standard 13 – Protection of Natural Resources.

This standard is met. No significant vegetation will be impacted by the terrace replacement project. Two Elm and three Juniper trees will be removed as part of the project which will involve some minor regrading to address current drainage issues. New landscaping will be planted around the terrace by the City's Forestry Section. Details of the species and placement of the new plantings will be detailed in plans submitted for permit.

Standard 14 – Compatibility.

This standard is met. The exterior materials proposed for the replacement terrace are consistent with those on the historic building. The form of the terrace, low profile and simple design of the terrace are compatible with the historic building. The replacement terrace preserves and protects the historic integrity of the west elevation.

Standard 15 – Repair to deteriorated features.

This standard is not applicable to this request. The terrace is not historic and was a later addition to the building. If needed, repairs will be made to any historic materials as the project proceeds.

Standard 16 – Surface cleaning.

This standard is not applicable to this request.

Standard 17 – Integrity of historic property.

This standard is met. The terrace design as recommended by staff preserves the historic integrity of the property by providing functionality without detracting from the form and character of the historic west facing elevation. The terrace as proposed sits quietly at the corner of the building and uses materials and colors that are consistent with the historic building. Landscaping will soften the base of the terrace. The stairs are located at the northwest corner of the terrace allowing the terrace to be secondary to the historic entrance.

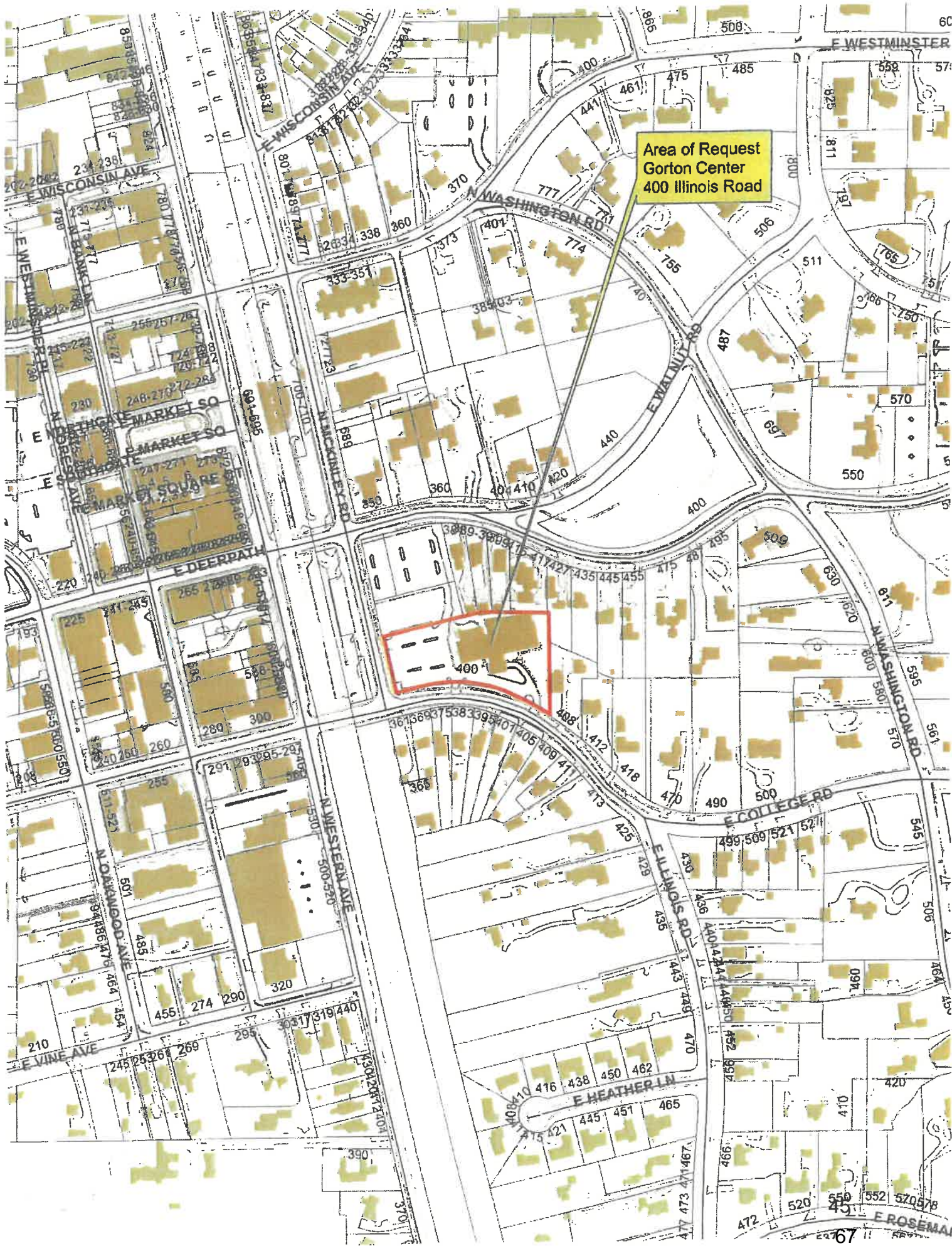
PUBLIC COMMENT

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Department of Community Development to surrounding property owners and the agenda for this meeting was posted at five public locations. As of the date of this writing, no comments have been received on this petition.

RECOMMENDATION

Grant a Certificate of Appropriateness for a replacement terrace at the northwest corner of the Gorton Center as reflected in Plan A.

1. Submit plans for permit that are consistent with the plans on which the Commission based its approval. Any and all changes and enhancements made to the plans after the Commission's review must be clearly highlighted on the plans submitted for permit and a copy of the plans presented to the Commission must be included for comparison purposes. Staff is directed to review the plans submitted for permit for consistency with the Commission's approval and consult with the Chairman as appropriate.
2. Submit a tree protection plan as needed and a construction parking and staging plan. The plans shall be subject to City approval prior to the issuance of building permits.
3. Submit a landscape plan for plantings around the base of the terrace and, as space allows in the determination of the City's Certified Arborist, a new tree or two to provide some shade.



Area of Request
Gorton Center
400 Illinois Road



Area of Request
Gorton Center
400 Illinois Road

Area of Request
Gorton Center



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2352

Property Address:

Street: 400 E ILLINOIS RD
City: Lake Forest **State:** Illinois
County: Lake

Historic Property Name: Central School / Edward F. Gorton School

Original Owner: City of Lake Forest

Other Previous Owners: GORTON COMMUNITY CENTER

Present Owner: CITY OF LAKE FOREST

Current Property Name: Gorton Community Center

Resource Type: Building

Date of Construction: 1901

Use, Original: Public School

Use, Present: Community Center

Theme: Educational

Secondary Theme: Social

Style:

Secondary Style:

Architect/Engineer: James Gamble Rogers

Builder/Contractor: unknown

Landscape Architect:



Photo Name: 2352_1

Demolished: **Date:**

Zoning District: GR3

Subdivision: W.S. Johnston Estate, Subdivision of Lot 10 -17

Subdivided from:

Current Property Size (est.): 1.93 acres

Original Property Size (est.):

Facade Easement?: No

Held by:

Conservation Easement?: No

Held by:

Plan Shape: Rectangular

Number of Stories: 2

Structural Framing:

Foundation Material:

Facade Material: Brick with stucco

Roof Form: Hip

Roof Material: Slate

Primary Window Type: Double Hung

Porches:

Integrity: Good

Condition: Good

Decorative Features & Surfacing:

Brick patterns at upper story and above and below windows, arch entry, divided lite pattern in upper story.

DECORATIVE SURFACING: Brick on lower floor with white stucco above



City of Lake Forest, Illinois

Historic Resources Survey Form

ID: 2352

Local Register:

Local Historic District:

Local Ordinance Historic District

Contributing Significance to Local District:

Contributing

Contributing Significant Resources:

Edward F. Gorton School - James Gamble Rogers, 1901; Addition and remodeling - Howard Van Doren Shaw, 1907; Additions and Renovations - Anderson and Ticknor, 1935; Renovation - Ralph Milman, 1953

Is this Property Eligible for Local Landmark Designation?:

Yes

Local Landmark Designation:

Is this Property Identified as a Historic Resource located outside the Local Historic District?:

Other Districts:

National Register:

National Register Historic District:

Lake Forest

Contributing Significance to National District:

Contributing (Historical Significance)

Contributing Significant Resources:

Edward F. Gorton School - James Gamble Rogers, 1901

Is this Property Eligible for National Register Listing?:

Individual National Register Listing :

Other Designations:

Listed in the Illinois Historic Landmarks Survey (Illinois Dept. of Conservation, 1975).

History and Significance:

The Edward F. Gorton School is identified as a significant contributing structure to the Historic District. The school was designed by James Gamble Rogers, a noted architect whose work is significant to the history and development of Lake Forest. The existing building, constructed in 1901, is distinguished by its overall quality of design, detail, materials and craftsmanship, and possesses a high degree of integrity.

Since 1972, "Gorton" has meant "the community's center" to Lake Forest and Lake Bluff residents. Gorton's place as a local institution dates to 1901, when it opened as the Central School, Lake Forest's first consolidated K-12 school. In 1912 the Central School was renamed the Edward F. Gorton School in honor of the long-time Lake Forest mayor Edward F. Gorton (1895-1902).

The school was designed by James Gamble Rogers and constructed in 1901 on property purchased by the City of Lake Forest from the estate of William Sage Johnston. The building was remodeled in 1907 by Howard Van Doren Shaw, who also designed Market Square. In 1935, Anderson and Ticknor created an east addition, including the John E. Baggett Auditorium, named for a much admired school superintendent. Ralph Milman oversaw a 1953 renovation of the building. The Stuart Community Room was added in 1985, and the Auditorium was renovated and restored in 1992.

In 1972, Gorton School was scheduled for demolition, however, the efforts of many concerned citizen brought it back to life and converted it into a privately-funded community center.

The most recent renovation to Gorton began in 1999. The \$5.6 million project was the first total renovation of the building since 1953. The Gorton Foundation, Inc. the Community Center's funding body, raised approximately \$5.2 million of private funding for the renovation. The City of Lake Forest funded approximately \$500,000 of infrastructure improvements.

James Gamble Rogers (1867 – 1947), the buildings original architect, lived in a small town in Kentucky before moving to New York. He graduated from Yale University in 1889 and went to Chicago where he gained practical experience in the office of Major Jenney. He attended the Ecole des Beaux Arts in Paris – after advance study for five years he was awarded a "par excellence" diploma.

Rogers established an office in Chicago in 1897 and remained in the city for seven years. For most of his career, Rogers resided in New York. He had a partner for only a brief period between 1904 and 1907 – Herbert D. Hale of Boston, but he worked alone for more than 20 years (1923-1947). For a brief time before his death, he served as consulting architect to his son's firm Rogers and Butler.

One of his most noteworthy works in Chicago was the north addition to the Ashland Block at Randolph and Clark Streets. The original building, designed by D.H. Burnham in 1891, was carefully taken down and rebuilt at the southwest corner of Michigan Avenue and Roosevelt Road. He designed many college buildings including several at Northwestern University between 1889 and 1892.

Changes:

The building was enlarged in 1907 by architect Howard Van Doren Shaw. An addition was added in 1954. An addition to the community room was made in 1985. A renovation took place in 1999.

Property Setting:



City of Lake Forest, Illinois Historic Resources Survey Form

ID: 2352

Residential neighborhood; This property is located on the north east corner of Illinois and McKinley Roads.

Associated Buildings:

Sources of Information:

City of Lake Forest Address Files, City of Lake Forest History File.

Certif. of Appropriateness Case #(s):

HPC-4/25/2018 Authorize building signage at Gorton Community Center

400 E ILLINOIS RD

Survey Date: October 1999

Demolished:

Demolition Date:



THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS Gorton Center – 400 Illinois Road

APPLICATION TYPE

<i>RESIDENTIAL PROJECTS</i>		<i>COMMERCIAL PROJECTS</i>	
<input type="checkbox"/> New Residence <input type="checkbox"/> New Accessory Building <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Demolition Complete <input type="checkbox"/> Demolition Partial <input type="checkbox"/> Height Variance <input type="checkbox"/> Other	<input type="checkbox"/> New Building <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Height Variance <input type="checkbox"/> Other – Terrace	<input type="checkbox"/> Landscape/Parking <input type="checkbox"/> Lighting <input type="checkbox"/> Signage or Awnings

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- ☐ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATION

City of Lake Forest

Owner of Property

Owner's Street Address (may be different from project address)

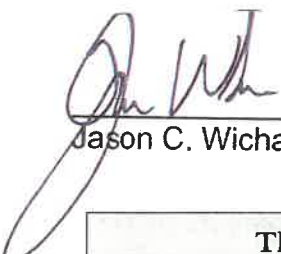
220 E. Deerpath

City, State and Zip Code

Phone Number

Fax Number

Email Address


Jason C. Wicha, City Manager

ARCHITECT/BUILDER INFORMATION

Edward Deegan Architects

Name and Title of Person Presenting Project

Name of Firm

Street Address

City, State and Zip Code

Phone Number

Fax Number

Email Address

Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

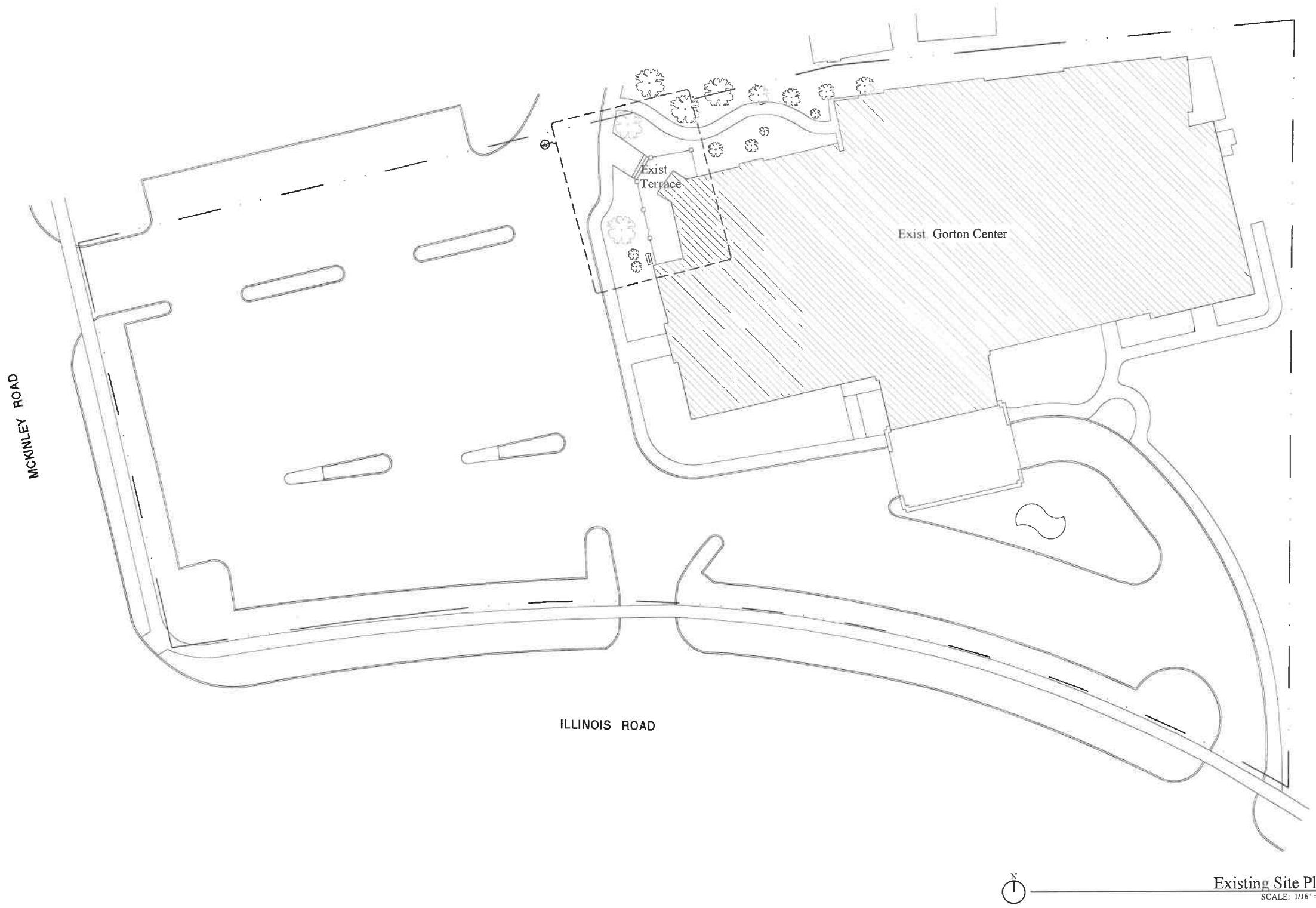
Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

**I will pick up a copy of the staff report at
the Community Development Department**

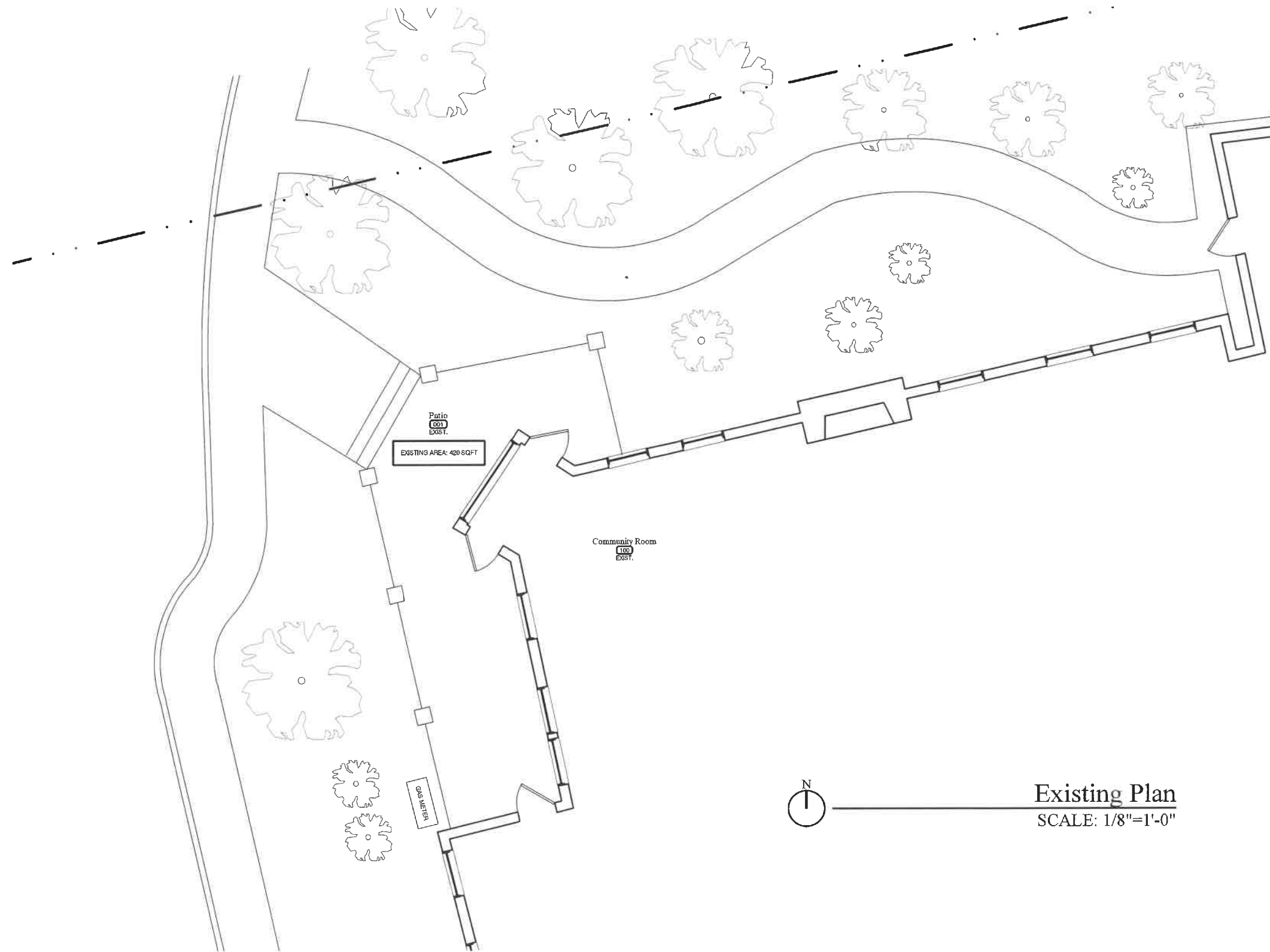
☐ OWNER ☐ REPRESENTATIVE

EXISTING



DATE: 01.23.2023 DRAWING SET: HPC	
-NOT FOR CONSTRUCTION-	
The Gorton Center 400 E Illinois Rd Lake Forest, IL 60045	
EDWARD DEEGAN ARCHITECTS & INTERIORS 200 Park Drive Lake Forest, IL 60045 (847) 966-4110	Sheet No. A002 Project No. 23 30

420 SQUARE FEET



Gorton Center

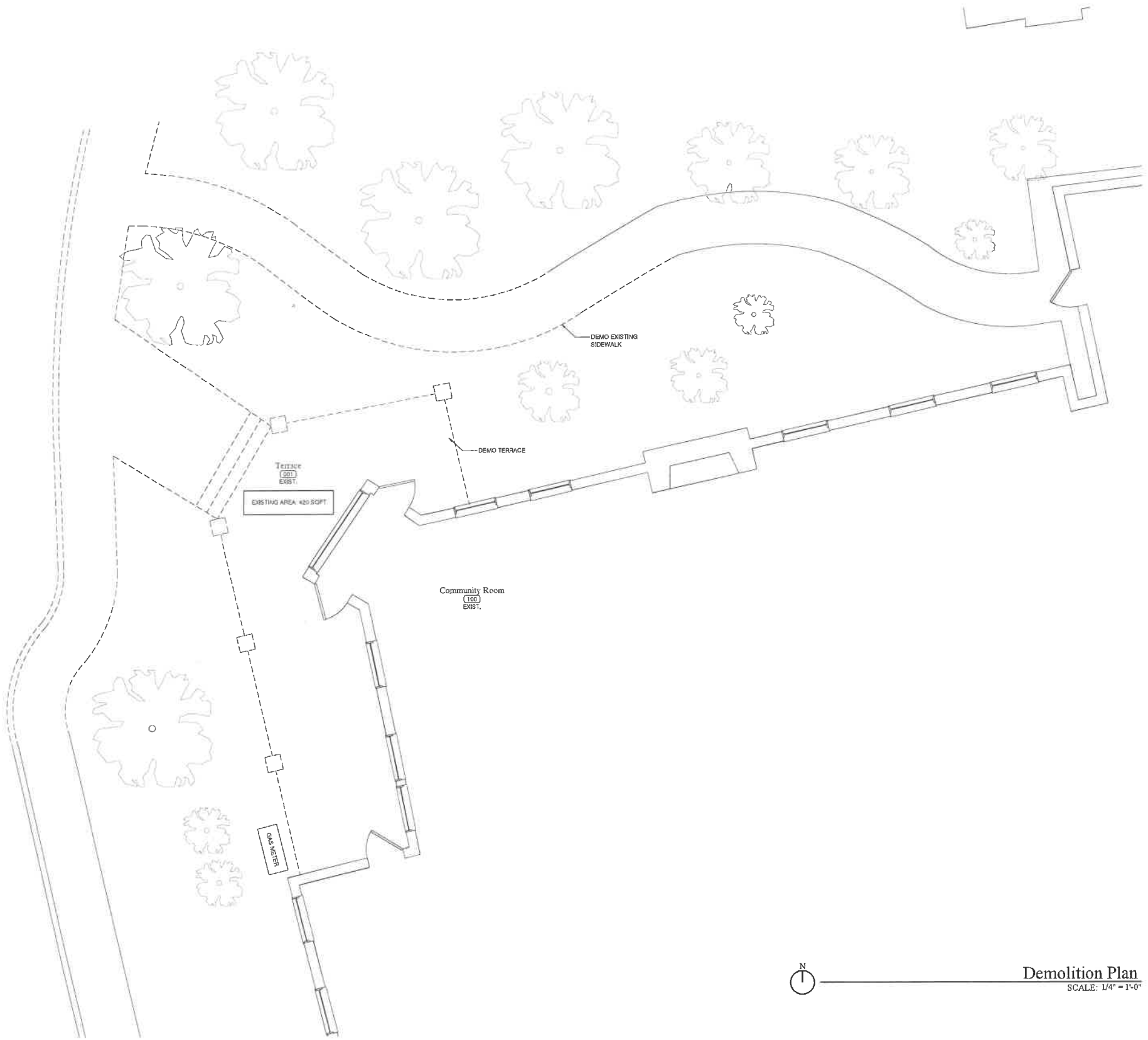
400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEECAN
ARCHITECTS & INTERIORS

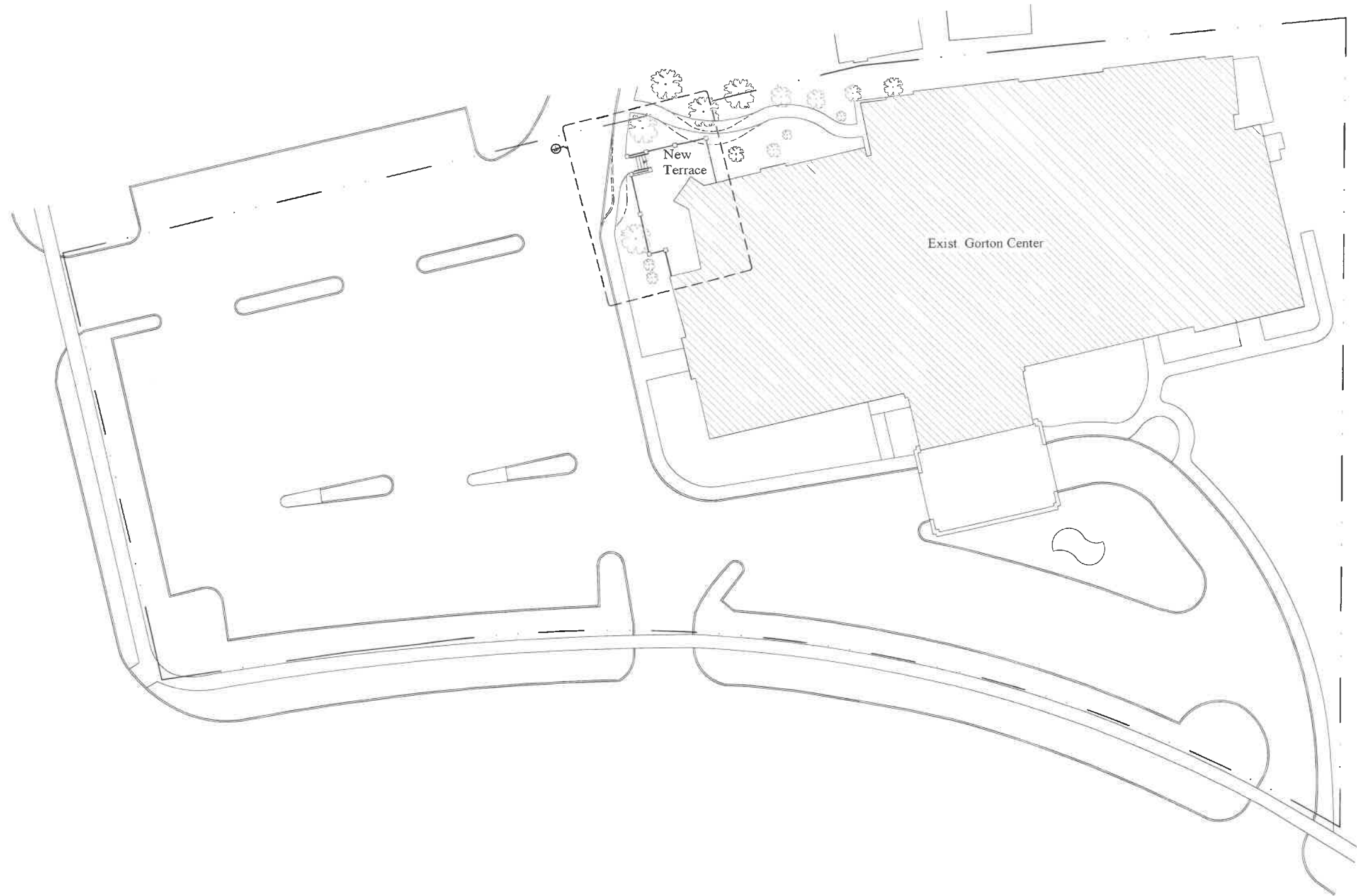
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Existing Plan

Sheet No.
A1.0



DATE: 02.23.2023 DRAWING SET: HFC	
-NOT FOR CONSTRUCTION-	
The Gorton Center 400 E Illinois Rd Lake Forest, IL 60045	
EDWARD DEECAN ARCHITECTS & INTERIORS 503 West Dundee Rd Lake Forest, IL 60045 (847) 596-4110	
Sheet No. D100	Project No. 23.30



Proposed Site Plan

SCALE: 1/16" = 1'-0"

The Gorton Center

400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive, #200
Lake Forest, IL 60045
(847) 954-1110

Sheet No.
A003

Project No. 23-30

-NOT FOR CONSTRUCTION-

DATE: 02.23.2023
DRAWING SET: HPC



Proposed Plan
SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-

The Gorton Center

400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

Sheet No. **A100**
Project No. 23.30



West Elevation
SCALE: 1/4" = 1'-0"



North Elevation
SCALE: 1/4" = 1'-0"

DATE: 02.23.2023
DRAWING SET: HPC

-NOT FOR CONSTRUCTION-

The Gorton Center

400 E Illinois Rd
Lake Forest, IL 60045

EDWARD DEECAN
ARCHITECTS & INTERIORS
303 Park Drive #4
Lake Forest, IL 60045
(847) 966-4171

Sheet No.
A200
Project No. 23-30



Gorton Center

400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS
503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Perspective

Sheet No.
A2.5



Gorton Center

400 E. Illinois Rd
Lake Forest, IL 60045

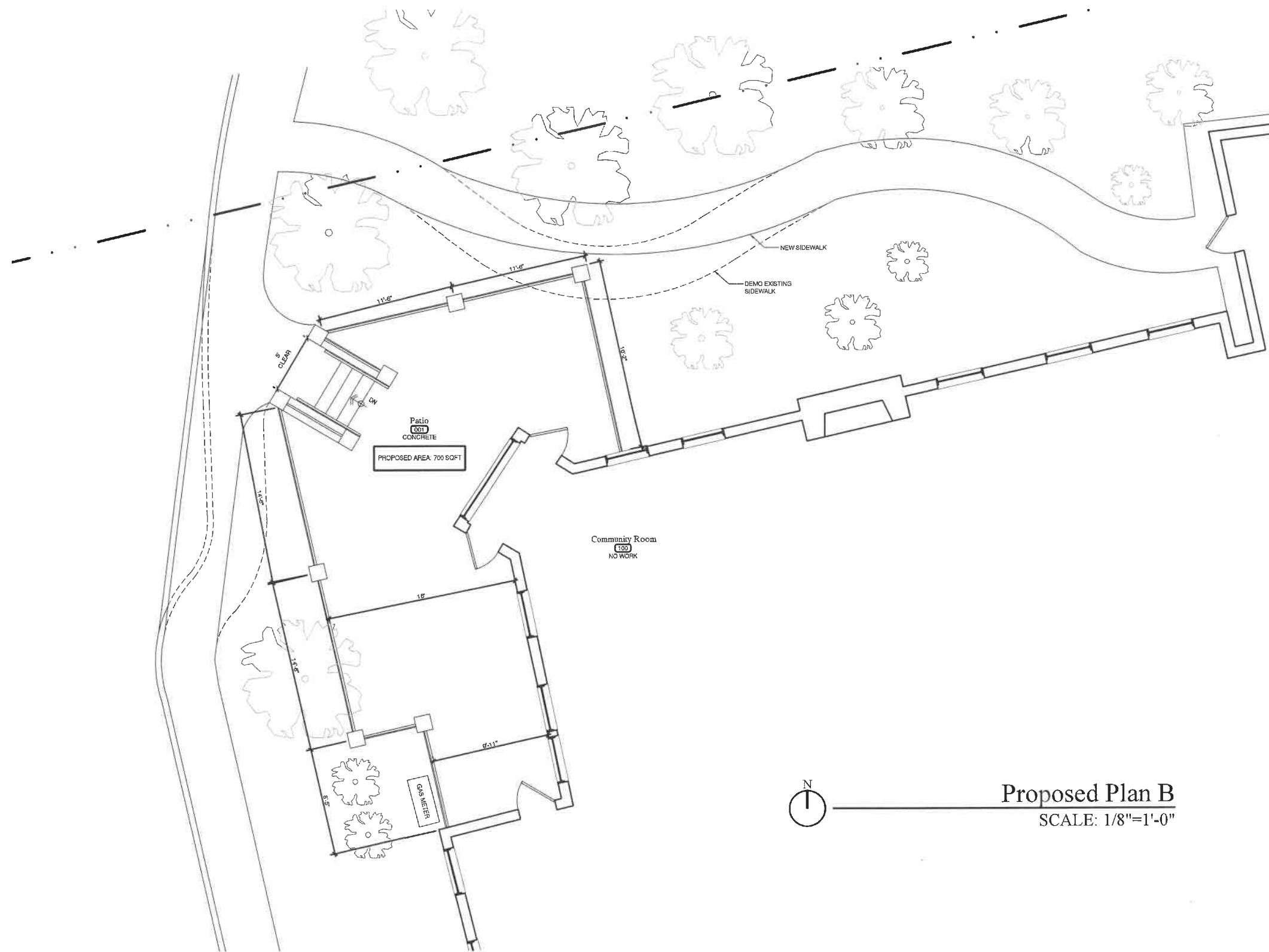
EDWARD DEECAN
ARCHITECTS & INTERIORS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Perspective

Sheet No.
A2.3

700 SQUARE FEET



Gorton Center

400 E. Illinois Rd
Lake Forest, IL 60045

EDWARD DEEGAN
ARCHITECTS & INTERIORS

503 Park Drive #4
Kenilworth IL 60043
(847) 906-4110

Title:
Proposed Plan

Sheet No.

A1.2

Correspondence Received by the Historic Preservation Commission



THE LAKE FOREST PRESERVATION FOUNDATION'S STATEMENT REGARDING THE PETITIONS BEFORE THE HISTORIC PRESERVATION COMMISSION

February 28, 2024

The Lake Forest Preservation Foundation (the "LFPF") is a not-for-profit organization, having over 500 members and supporters, almost all of whom are residents of Lake Forest. For over four decades, the LFPF has been dedicated to the stewardship, safeguarding, and endurance of Lake Forest's exceptional architectural and landscape legacy for succeeding generations, through public education, historic preservation and advocacy. Among its key beliefs is the preservation of the historic visual character of Lake Forest and thoughtful development that is sensitive to Lake Forest's surroundings.

LFPF submits the following comments in connection with the petitions before the Historic Preservation Commission:

1. 240 E. Deerpath

This is a continued consideration of a request for a Certificate of Appropriateness for a replacement sign changing the name of an existing business from Pet People to Hollywood Feed. While this item is on the agenda, the packet contains no further refinement or detailing for the sign, from the prior iteration, which was incomplete. The LFPF continues to be concerned that the sign is inconsistent with other signage on Deerpath Rd., which is especially significant given the location of the business immediately adjacent to the historic City Hall.

In addition, the LFPF opposes any illumination of the sign, which would not be consistent with the historic character of the streetscape. It should also be noted that the sign is externally illuminated by the public streetlight, which makes any additional lighting unnecessary.

Finally, the LFPF does have concern that the new graphics do not comply with the City's Design Guidelines for Signs & Awnings, part 1, section G (5): *"The use of trademarks or graphics that contain logos, images or symbols should be avoided. Any sign that includes a graphic, logo, image or symbol shall be subject to the approval of the Building Review Board or Historic Preservation Commission, as the case may be, but in no case shall the graphic, logo, image or symbol occupy more than fifteen percent (15%) of the total area of the sign."*

Dear Historic Preservation Commission of Lake Forest:

In our submitted exhibits we have included color photos of homes 381, 391 and 389 East Deerpath Road. As you know we are among the oldest remaining original housing stock in our Heart of East Lake Forest Historic District and are Contributing Structures. We are located on East Deerpath Road a highly visible and defining path to Lake Michigan.

The Owner, Landlord, Developer and Petitioner of the request to demolish, enlarge a footprint and construct and outside on behalf of itself as Landlord is our City Government. A specific outdoor "gathering area" is the City of Lake Forest, as the Landlord and its own Ordinance Interpreter on behalf of itself. Given the due diligence and vigilance required in such a possible unfair and less-than-arms length Petition and City Interpretation of its own ordinances, we remain concerned as this Petition Request is adverse to the valued functionality of our historic homes and once allowed to be utilized will negatively affect the historic district protected values of quality living in our homes and families for generations.

The City of Lake Forest has requested approval for Appropriateness be given by the Commission as the City needs are for:

1. Drainage issues and
2. Construction for Outside Activities and Functions

We are respectively in opposition to this Petition/Request. Firstly, despite warnings from us as neighbors and architects, the City of Lake Forest built the Stuart Room and later Childcare and other additions directly next to our homes and properties. While the front of the Tenant's building is Illinois, the City itself lowered its backyard setbacks to accommodate the wanted addition mere feet from our homes. This exception was further by the warning that a major covered Ravine was going to be directly under the Additions. Yet due diligence and best practices was interpreted otherwise for itself. Ongoing since the Additions there is costly flooding in these Additions and water deterioration in all. A City request to repair the drainage and deterioration in Emergency Egress area (note its size is obvious evidence it is NOT a Terrace and only for Emergency Egress, see photos) from the Stuart and Nagel Rooms makes sense given it sits on a Ravine. Whether covered or not - water seeks its own level and this same major covered Ravine is also causes oversaturation on another City owner property on the Ravine, the History Center on Deerpath Road.

1. The City's request should be denied on this inherent drainage issue, until a proper independent study and best management practice be reviewed by the City, the Lake County Stormwater Commission, the Illinois Environmental Protection Act and Illinois EPA. Since Lake Forest residents pay for the repair and upkeep for the City Building and subsidizes its Tenant, a look at the 2022 financials will reveal due diligence of putting good money after bad for a major drainage issue predicated on a major sited cause and effect to the problem caused by not adhering to best practices.

2. The City's request should be denied to demolish and build a "Terrace" on a covered major Ravine is prior discussed until a proper study of this drainage issue is determined and resolved. The request for the need of an increased footprint mere feet from our residential homes, particularly for outside activities further brings the overwhelming noise pressure on our adjacent Northside homes. To date, the impact and pressure - of the Stuart Room's ongoing noise as was evidenced in the Youtube of enjoylakeforest and now renting its outdoor public parking lot - has brought to our homes by the City despite an expanded SUP, is overwhelming living in our what we thought is a protected and valued Historic District.

The stated purpose of Historic Preservation is varied but at issue for us is 155.01 (A) ...protecting, enhancing...areas, properties, structures, sites... (B). Safeguarding the City's historic and cultural heritage,... (D) Protecting and enhancing the value of properties within the City... (G). Encouraging the

orderly and efficient development that recognizes the special value to the city of protection of areas, properties, structures, sites...

With an enlarged outside Terrace the draw for people, unamplified parties, and more will be further brought back to the North adjacent neighbors to suffer both day and night the overreaching noise. Further, how can dead bodies on display seen from one of our windows with the hearse morbidly sitting outside enhance the living families in our Historic District ?

155.07 21. (b). There is no written statement re demo, 2. Historic consultants report and assessment 3. Ravine and Structural evaluation from - (a non-city) and independent structural engineer 4. Massing model.

Further, 1-21 are not relevant as the requested altered project fails as not appropriate in projections in general and demolition specifically in protecting and valuing the directly adjacent historic homes and structures. 389 East Deerpath is one of the oldest remaining Coach Houses in Lake Forest, yet anyone from anywhere can rent for funerals, bachelor parties and now in an north outdoor Terrace, bringing degradation to the value in living in an historic Lake Forest structure and district.

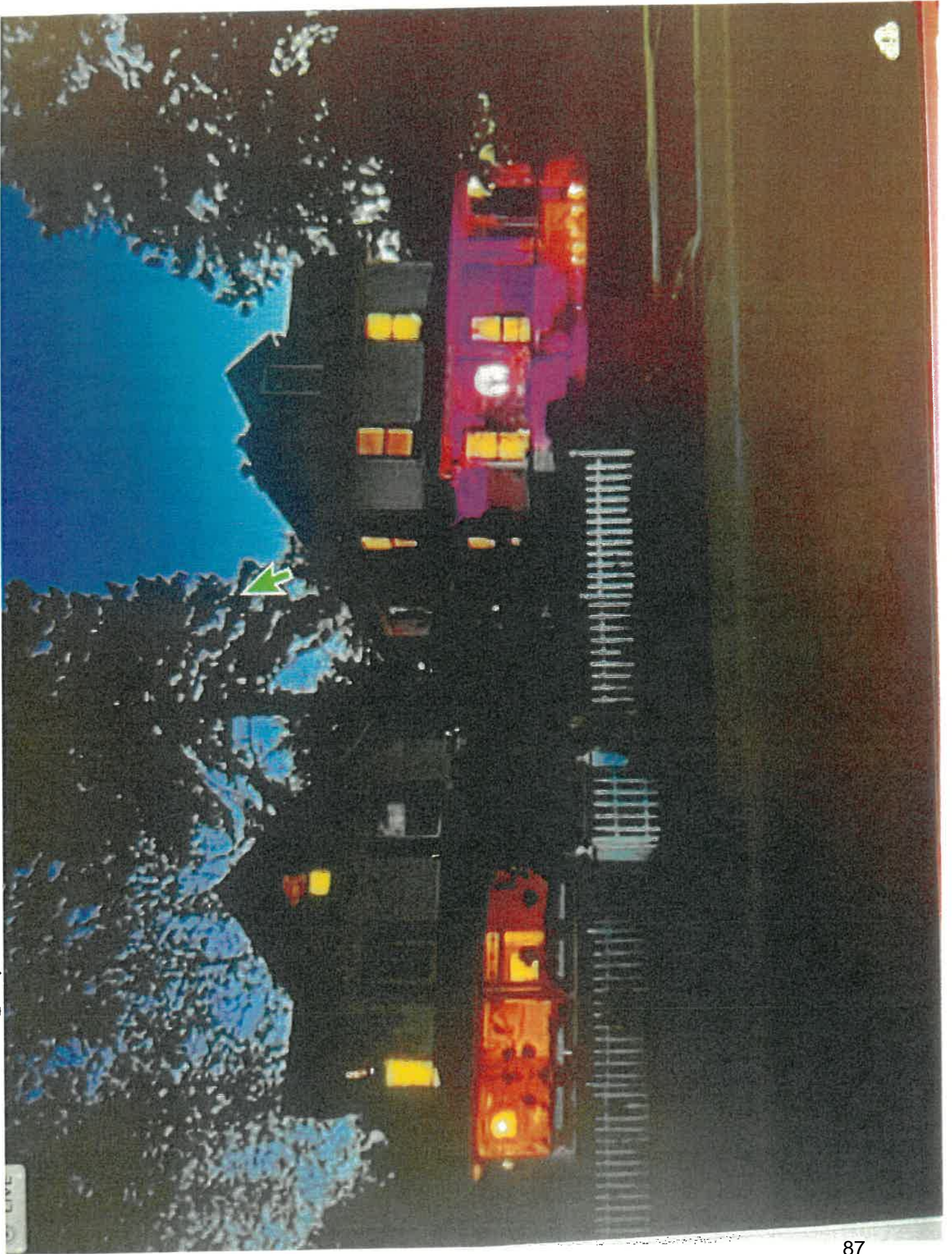
Form does follow function and function in any historic district is a definition and standard to be valued in Lake Forest.

Thank you,

381, The Draska Family
391, The Sanders Family
389, The Winnett Family

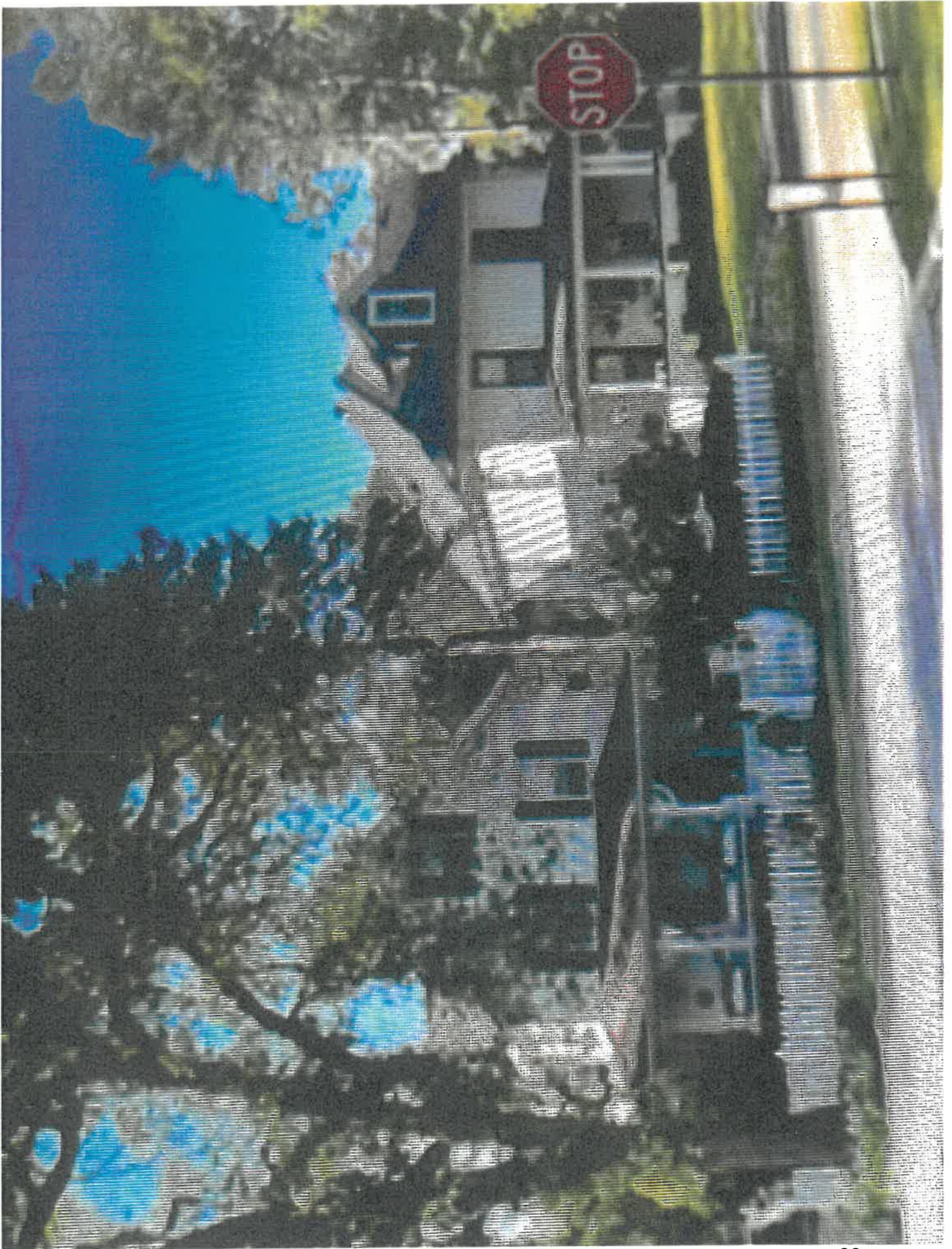
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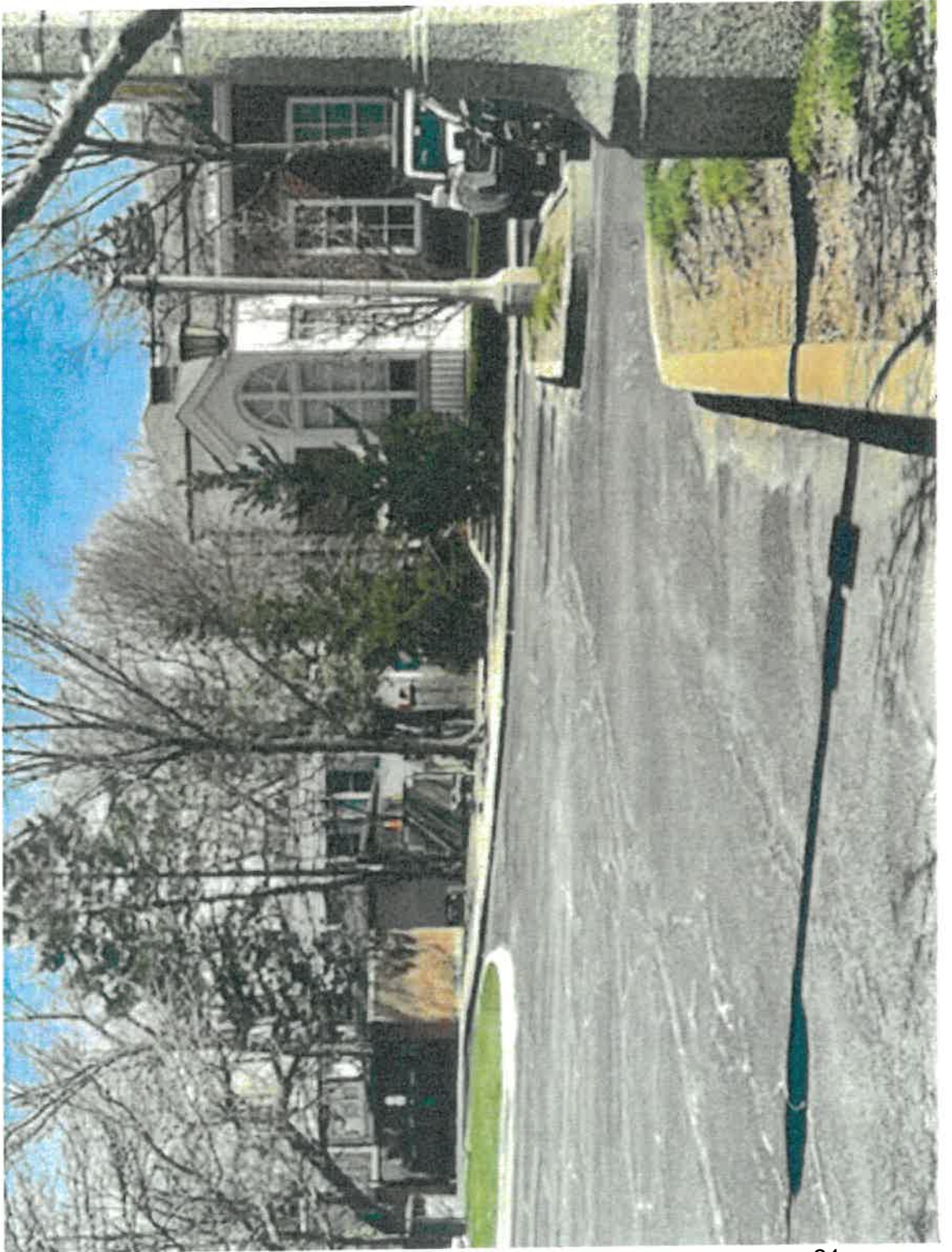


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391
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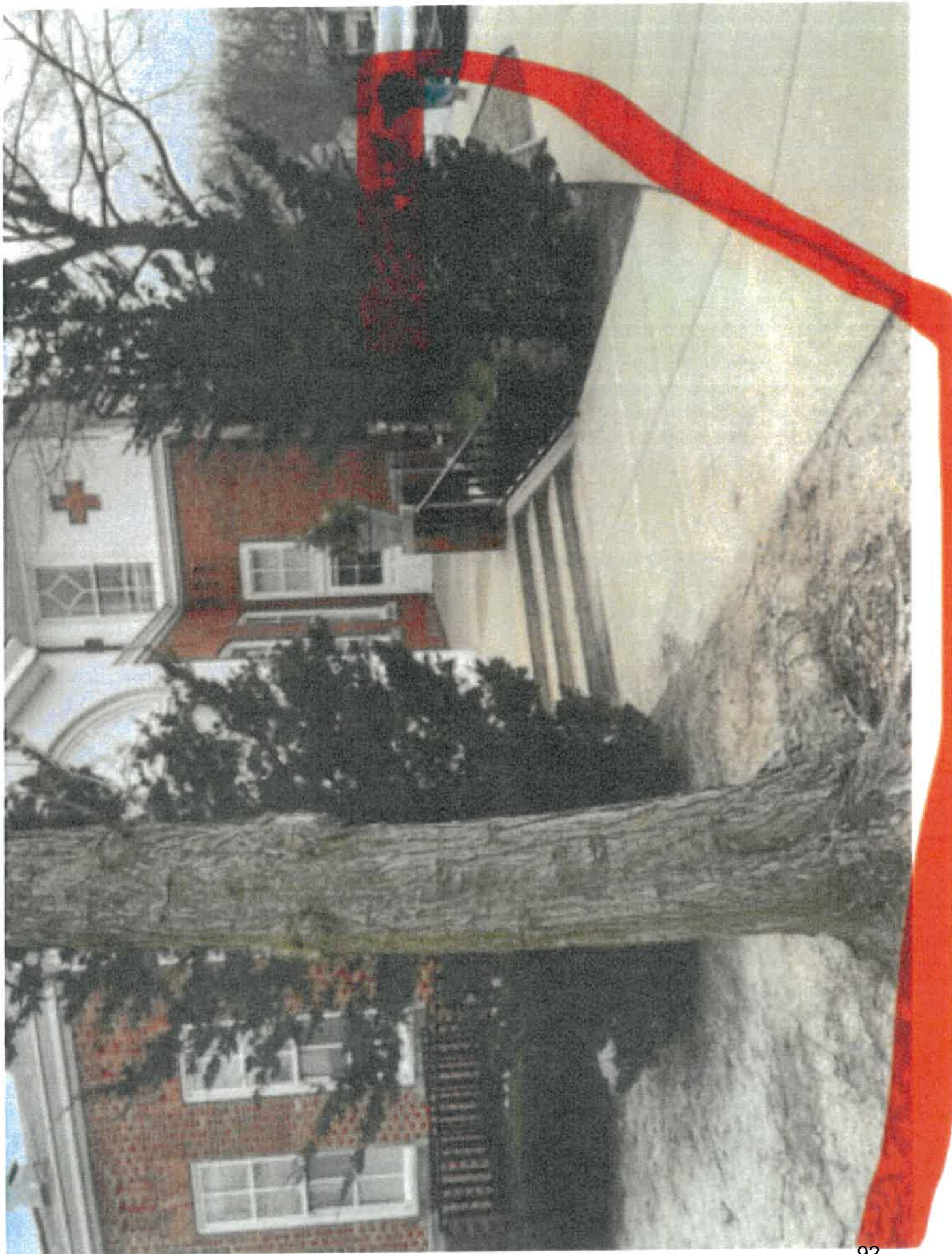
381 and 391 and 389

GORTON

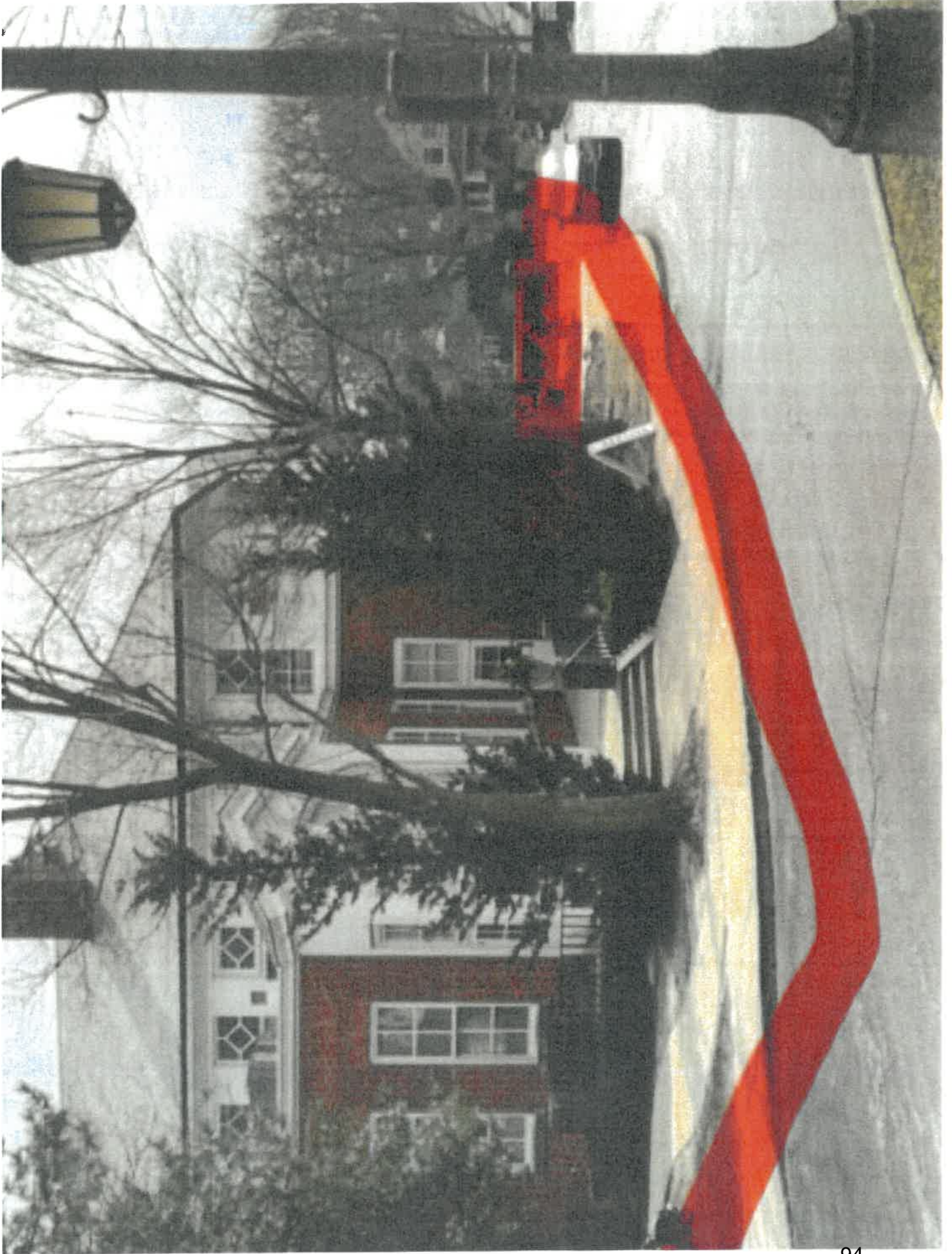




389







Historic character appropriate ?

389



Hearse/
corpse

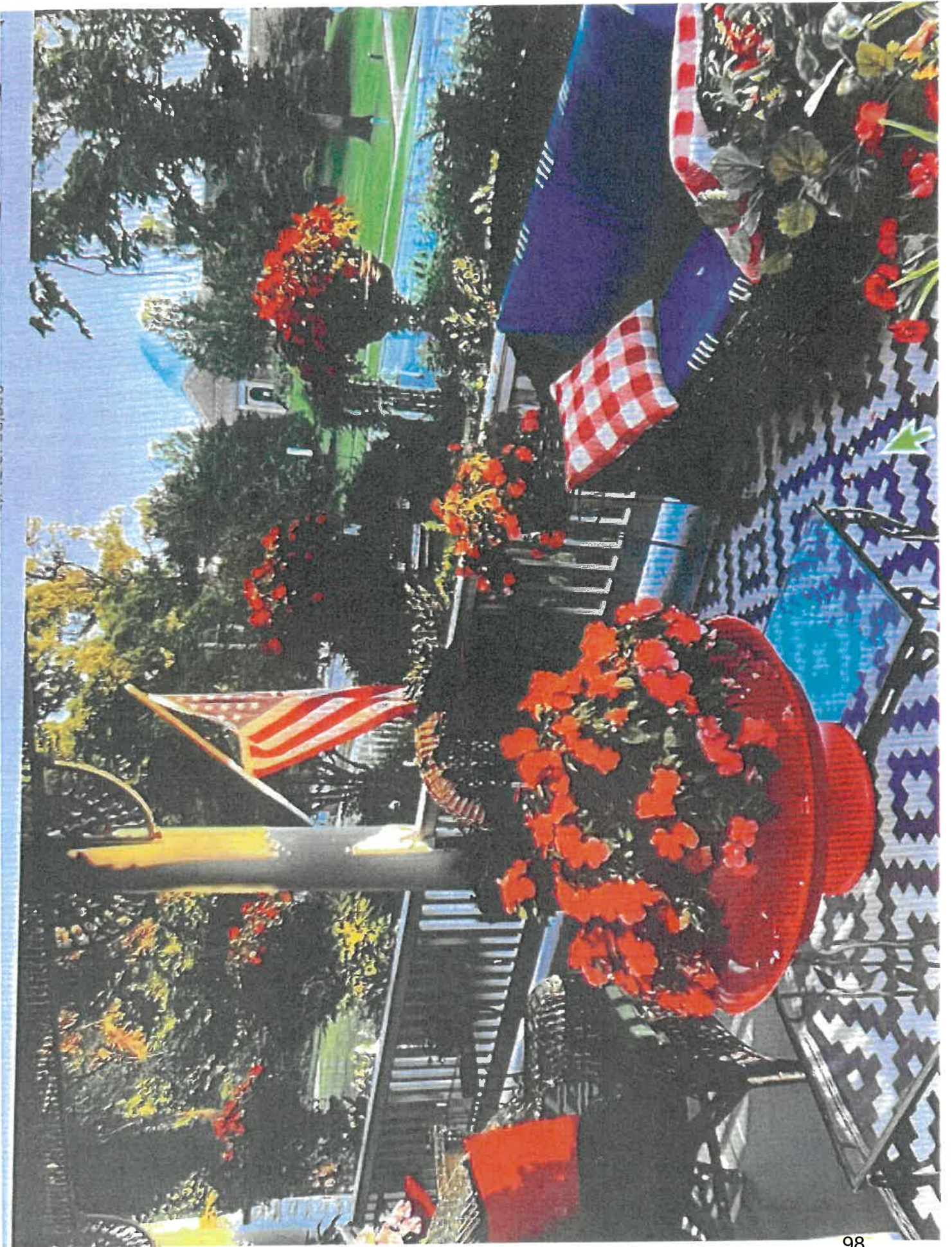
Built over Ravine - Mold

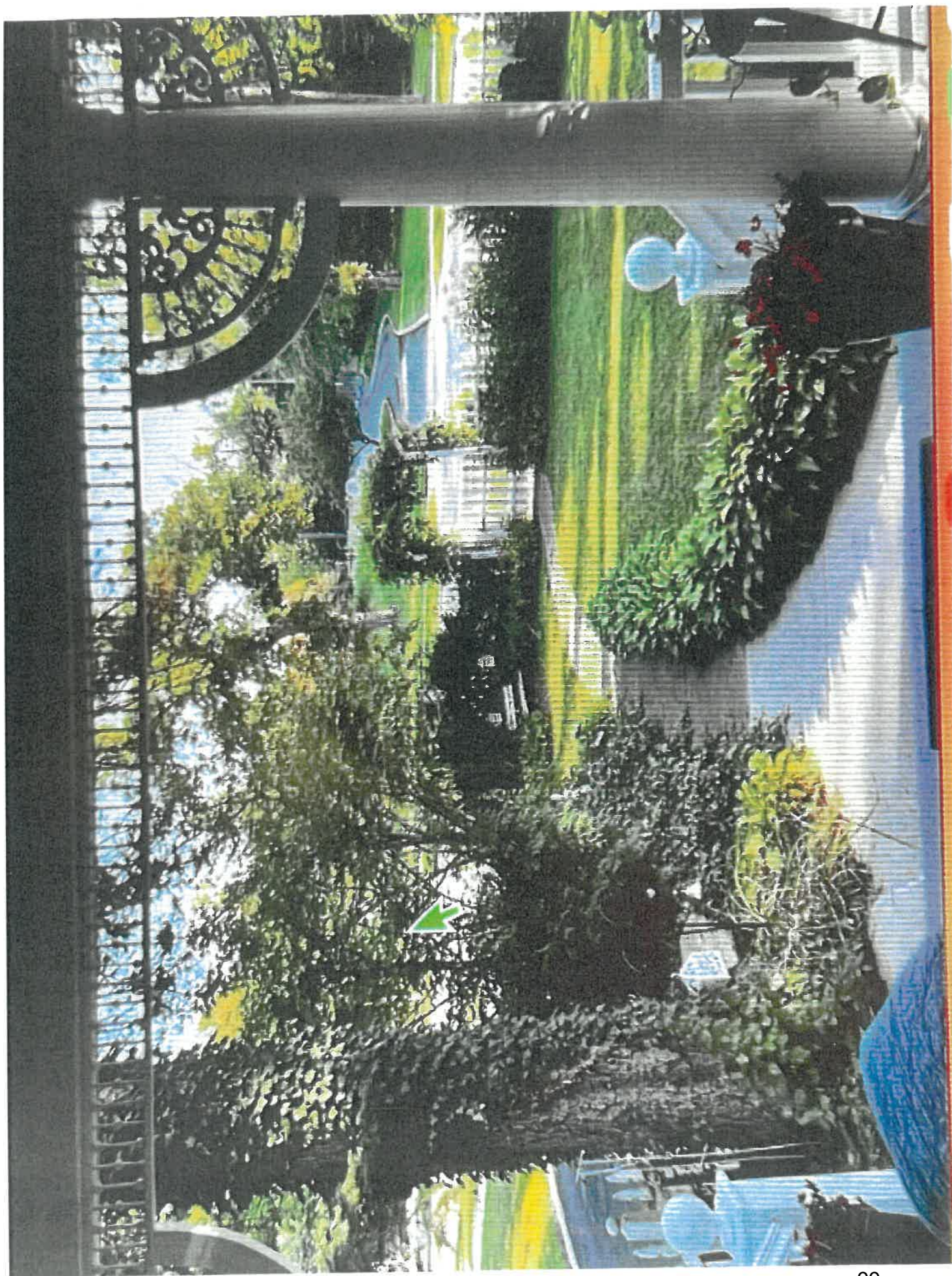


Drainage Mold issues on northside over Ravine -

expanding
footprint
needs study









389 GOREN



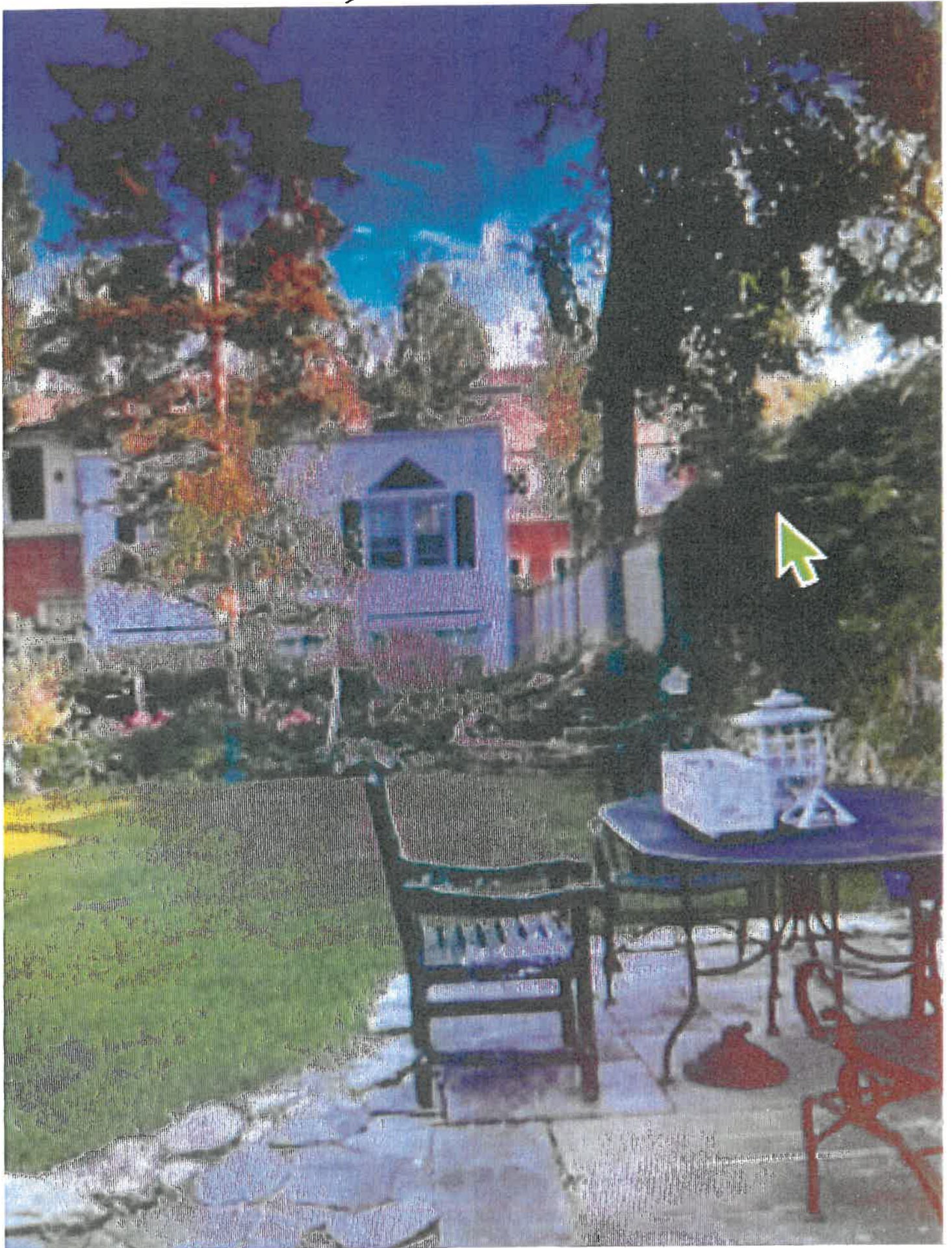


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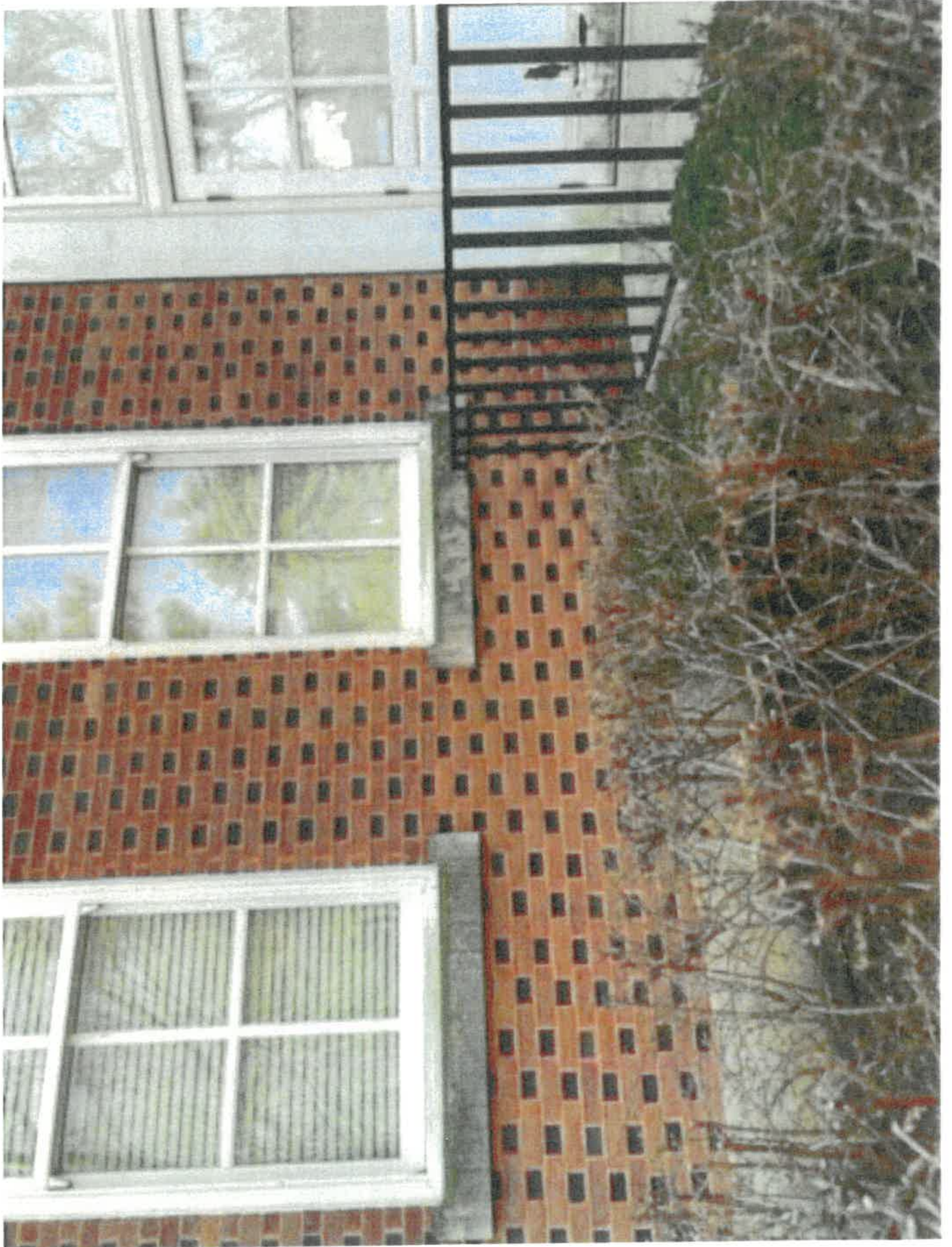


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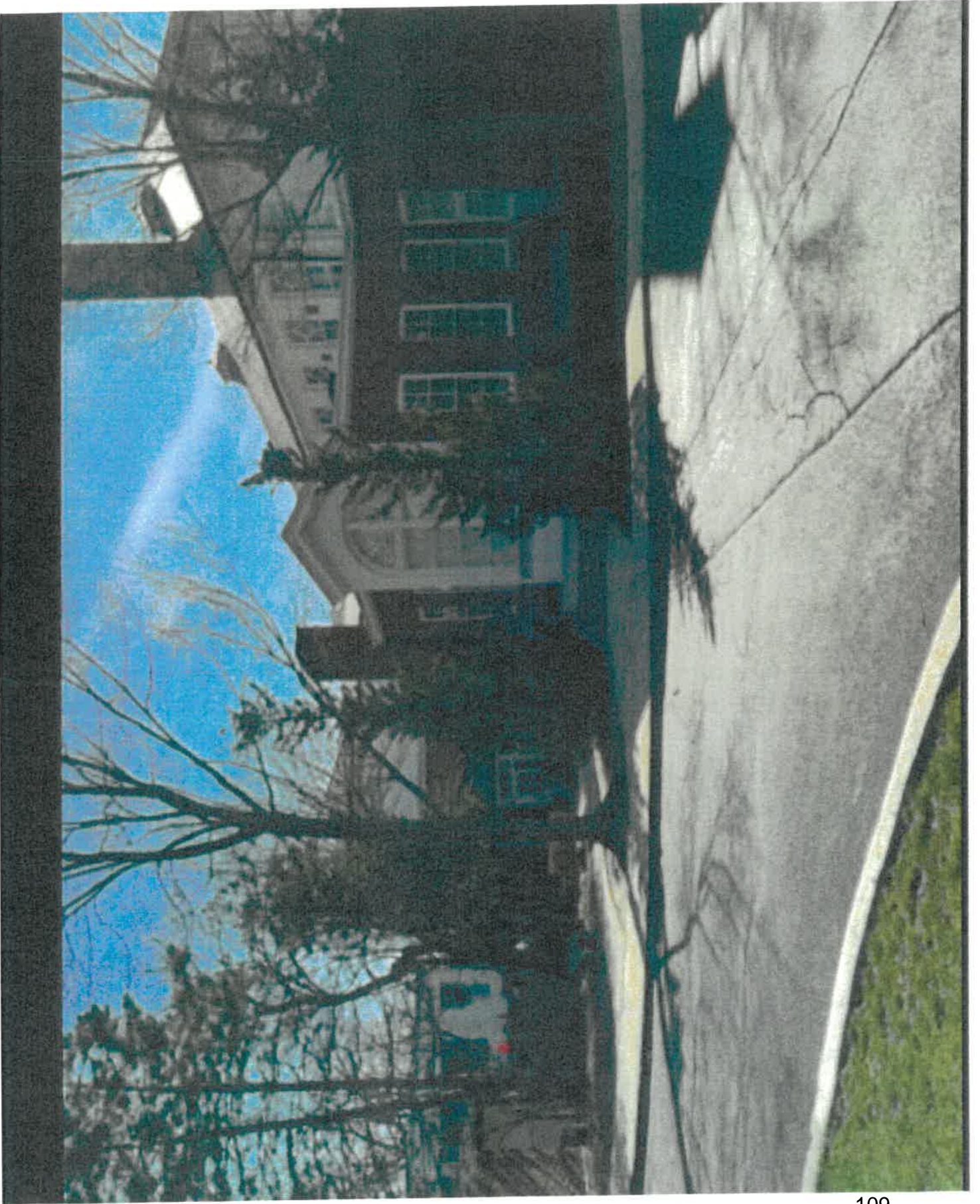




Emergency exit area
not sized for a patio
but emergency egress



389



389





389

Study needed to
solve drainage/mold
saturation due to

Ravine



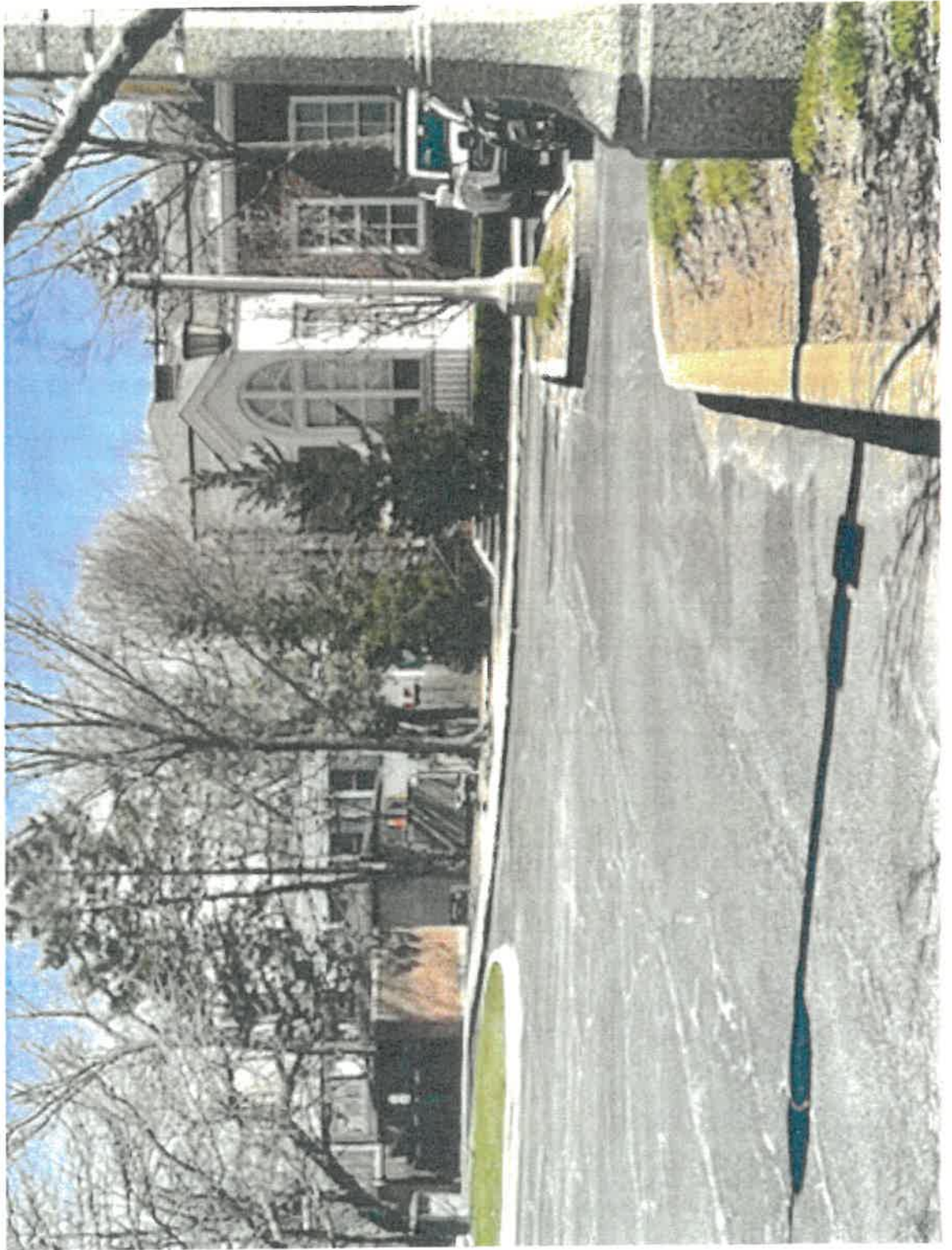






389 home's mere feet from noise

389



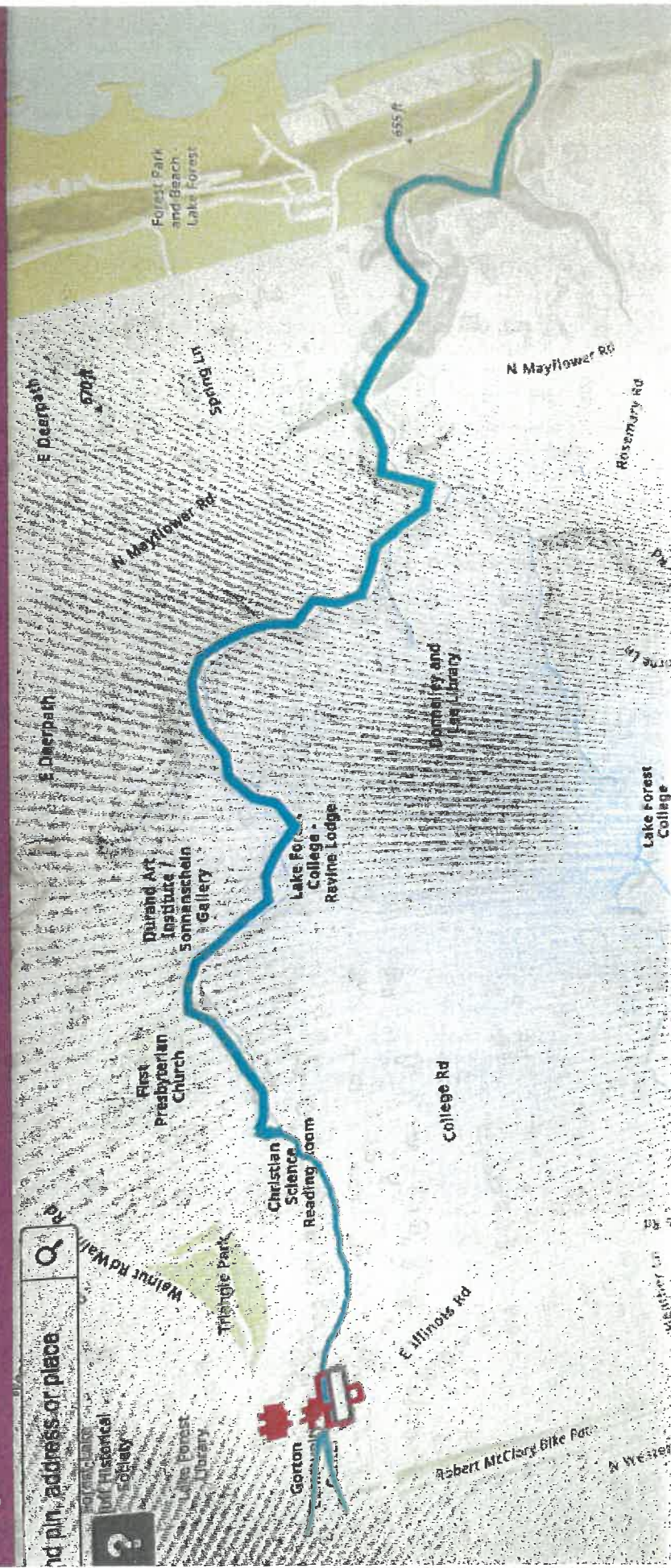


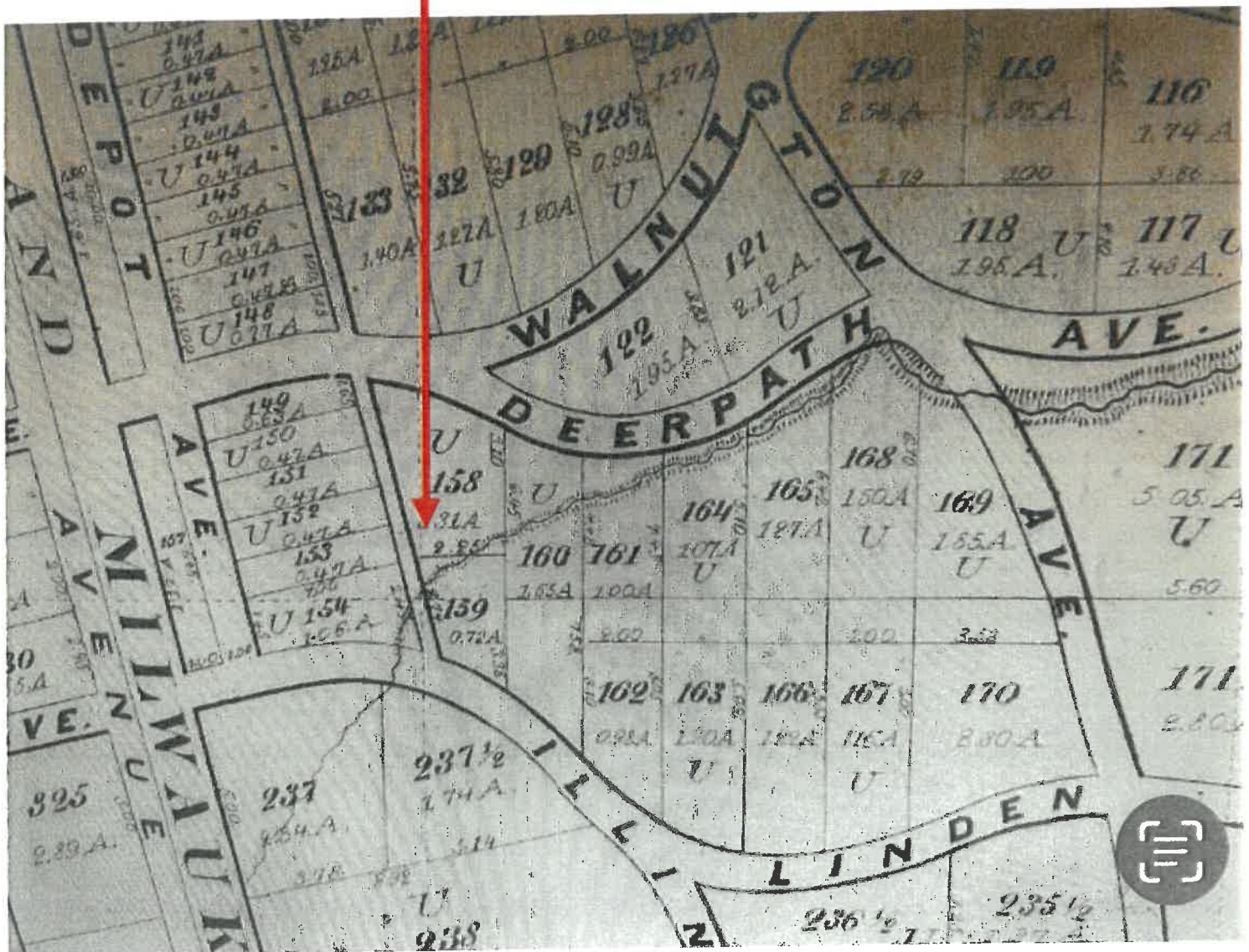
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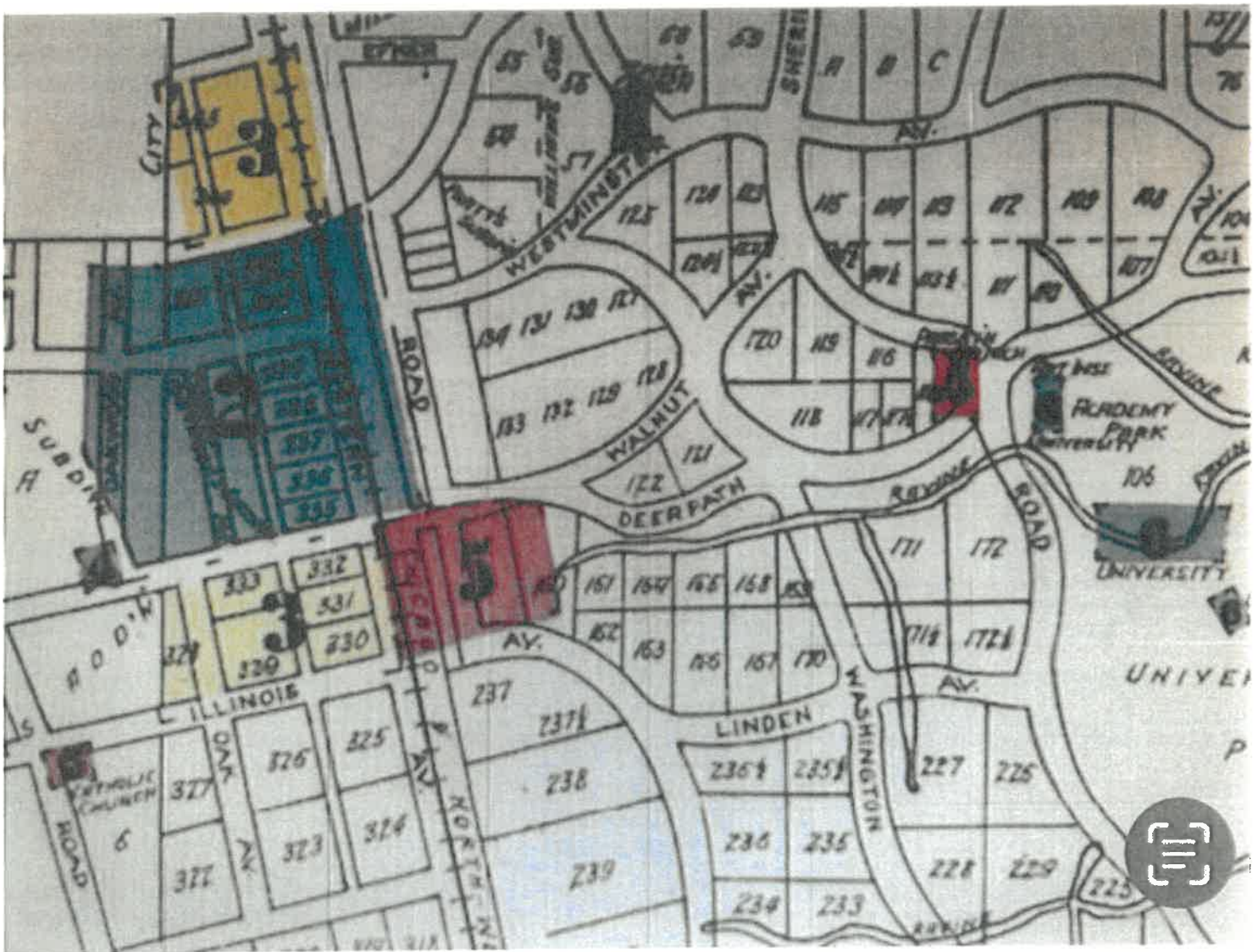


Find pin, address or place





Addition built over Major Ravine - Drainage Saturation Stormwater



Additions and now

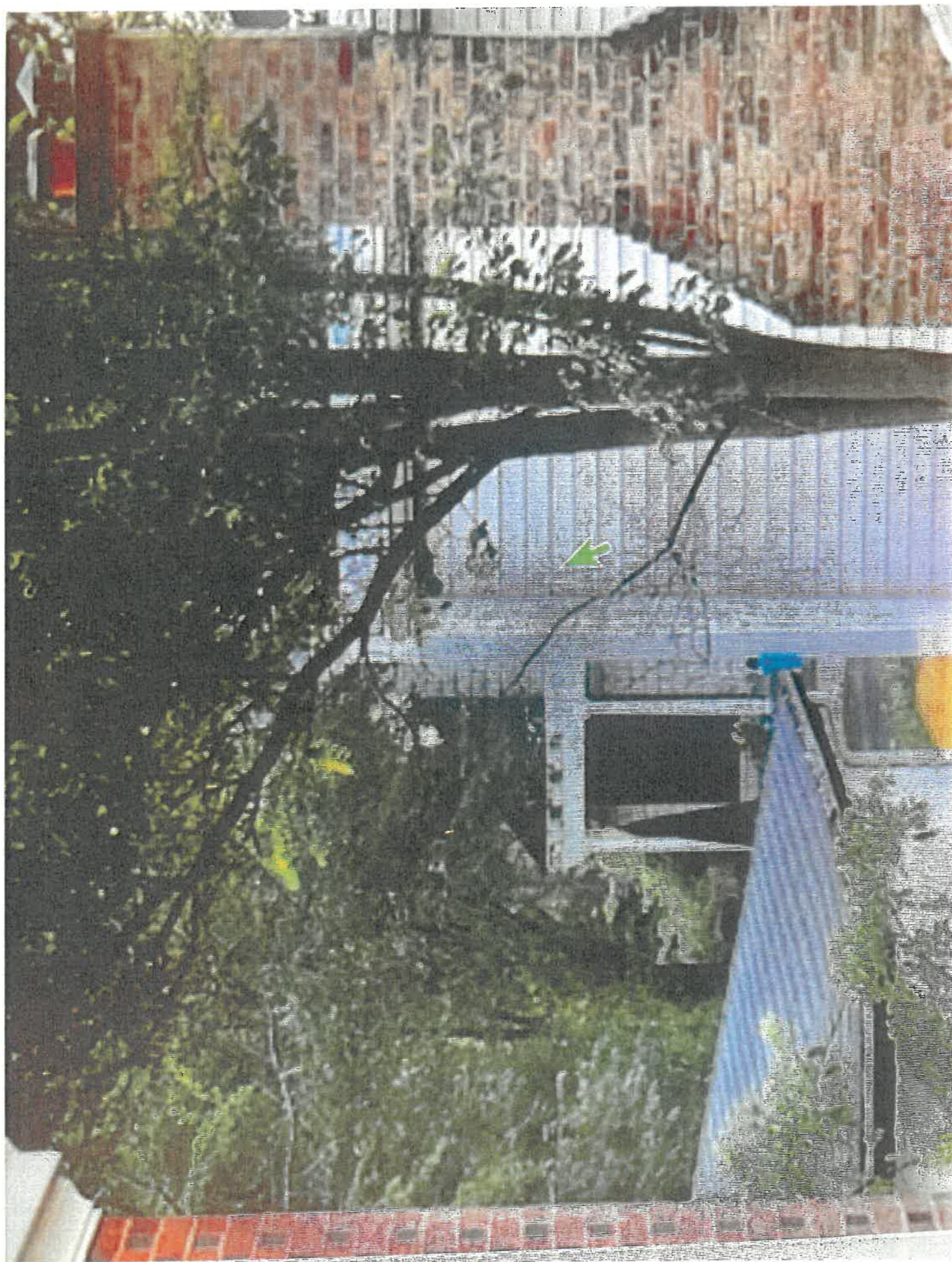


381

389







389 LIVING ROOM









389

COTTON



